

FIRST AMENDMENT TO LEASE

This First Amendment to Lease is made and entered into this 11th day of June, 2021 by and between Mid-Country Trading L.L.C., a Nebraska Limited Liability Company, hereinafter referred to as "Landlord", and City of Grand Island, hereinafter referred to as "Tenant".

WHEREAS, Landlord and Tenant entered into that certain Lease dated June 27, 2018, for premises located at 1016 Diers Avenue Suite 119, Grand Island, NE. and

Whereas, Landlord and Tenant mutually desire to amend the Lease.


NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **Section 2.1 Term of the Lease.** Landlord by this First Amendment to Lease Agreement, does hereby lease and let the property set forth in Paragraph 2.1 for the total number of one (6) six month period, beginning on the 1st day of August 2021, and ending on the 28th day of February 2022, unless sooner terminated as herein provided.
2. **Section 2.2 Option to Renew.** Tenant hereby exercises their first option to renew for the term specified in Section 2.2 of this amendment.
3. **Minimum Annual Rental.** Minimum annual rental hereunder shall be set at \$40,000 annually/\$3333.34 monthly for the entire term of the Lease Amendment. Minimum annual rent shall be considered gross rent to include all real estate, common area maintenance, and insurance net charges.
3. Except as expressly amended hereby, all of the terms and conditions of the Lease shall continue in full force and effect and are hereby ratified and confirmed.
4. This Amendment shall bind and ensure to the benefit of each of the parties here to and their successors and assigns.

IN WITNESS WHEREOF, each of the parties hereto have caused this First Amendment to Lease to be dully executed and delivered by its offices thereunto duly authorized, as of the day and year first written above.


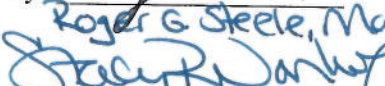
LANDLORD

Mid-Country Trading, L.L.C.
A Nebraska Limited Liability Company

By: 
Raymond J. O'Connor
Owner

TENANT

City of Grand Island

By: 
Roger G. Steele, Mayor

Stacy R. Warkup
Interim City Attorney