

EXTENSION OF LEASE AGREEMENT FOR
1. S BROADWAY, 2ND FLOOR, AURORA, ILLINOIS

This Extension of Lease Agreement ("Agreement") is entered into effective as of the 1st day of October 2021 by and between the City of Aurora, an Illinois municipal corporation (the "Landlord") and F.H. Paschen (the "Tenant" and hereinafter together referred to as the "Parties").

WHEREAS, Landlord and Tenant entered into a Lease Agreement for the property commonly referred to as 1 S. Broadway, 2nd Floor, Aurora, Illinois 60505 on October 1, 2020, for an effective date of October 1, 2020 through September 30, 2021; and

WHEREAS, the Lease terminates by its provisions on September 30, 2021; and

WHEREAS, the Parties desire to extend the Lease on the same terms and conditions except as modified herein;

NOW THEREFORE, the Parties, in consideration of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, agree as follows:

1. The original Lease is hereby extended on the same terms and conditions as contained therein with the following modifications:

a. Paragraph 1 "Term" is hereby deleted and replaced with a new Term of one (1) year commencing on October 1, 2021 and ending on September 30, 2022. Upon the expiration of such Term, or any renewal term, provided the Lease has not been previously terminated pursuant the provisions of the Lease, the Lease shall automatically renew for additional one (1) year Renewal Terms, unless on or before 90 days prior to the then current expiration date of the Lease, either Party has given notice of such Party's intention not to renew the Lease for an additional one (1) year Renewal Term.

b. Subparagraph "E" entitled "Property Taxes" is hereby added to Paragraph 2 "Rent; Security Deposit" as follows:

E. Property Taxes: Tenant is responsible for paying the property taxes that are assessed for the 2nd floor space for the duration of its tenancy. Landlord will provide Tenant with the tax bill when received and Tenant is responsible for timely payment.

2. All other provisions of the Lease, including but not limited to, the provision for the payment of Rent, remain in full force and effect. This Agreement, and the Lease, represent the entire agreement of the Landlord and Tenant with respect to the subject matter hereof, and the terms shall not be amended or changed by any oral representation or agreement. Any amendments to the Lease or this Agreement shall be in writing and shall be executed by both Parties hereto. This Agreement may be executed in counterparts, including counterparts transmitted by facsimile or electronic mail, each of which shall be deemed an original, but all of which, together, shall

constitute one Agreement. Each signatory of this Agreement represents that he or she has the authority to execute and deliver the same on behalf of the Party hereto for which such signatory is acting.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

LANDLORD:
City of Aurora

By: _____
Mayor

TENANT:
F.H. Paschen

By: James Delusecni
Title: CFO