

## AMENDMENT TO LEASE AGREEMENT

This Amendment is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Lafayette (the "City") and Long Center, Inc ("LCI"), an Indiana non-profit corporation.

WHEREAS, on March 18, 1997, the City and LCI entered into a Lease Agreement ("Lease") for certain real estate commonly known as the Long Center for Performing Arts located at 111 N. 6<sup>th</sup> St, Lafayette, Indiana;

WHEREAS, the Lease was amended on January 9, 2007, primarily extending the term;

WHEREAS, the Lease was further amended on August 25, 2015, to add the St. John's Pavilion to the Lease;

WHEREAS, the Lease, as amended, granted LCI the option to renew the Lease for three (3) additional ten (10) year terms by giving written notice to the City no less than three months prior to the expiration of the preceding term;

WHEREAS, the most recent term expired on March 18, 2017 and although LCI did not provide written notice of its intent to renew, the parties have continued to perform under the Lease as though the term was officially renewed;

WHEREAS, the parties desire to confirm the renewal of the lease term through March 18, 2027 and further amend the Lease concerning janitorial services and supplies;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the City and LCI agree as follows:

1. The Lease has been renewed for an additional ten (10) year term commencing on March 18, 2017 and ending on March 18, 2027. LCI may renew the Lease Agreement for one additional ten (10) year term commencing on March 18, 2027 and ending on March 18, 2037 by providing to the City written notice of its intent to renew at least three months prior to the expiration of the current term.
2. LCI shall assume responsibility for all janitorial duties at the Leased Premises including but not limited to: general cleaning of building; vacuum, sweep and mop floors; clean and stock restrooms; clean up spills. LCI shall be responsible for providing, at their sole cost, any janitorial supplies used in the performance of their janitorial duties.

3. All other terms and conditions of the Lease dated March 18, 1997, as amended on January 9, 2007 and August 25, 2015, shall remain in full force and effect.

**LESSEE**

**LONG CENTER, INC**

By: *Anna J. Spruy, President, January 16, 2020*

By: *[Signature], executive director, Jan. 16, 2020*

**LESSOR**

**City of Lafayette, Indiana**

**By its Board of Public Works and Safety**

\_\_\_\_\_  
Gary Henriott, President

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Cindy Murray, Member

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Norm Childress, Member

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Ron Shriner, Member

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Amy Moulton, Member

Attest:

\_\_\_\_\_  
Mindy Miller, Deputy Clerk