

**AMENDMENT
TO LEASE BETWEEN
BRISTOL WORKS!, LLC
AND
TOWN OF BRISTOL**

Made and entered into this ___ day of _____, 2023, by and between:

Bristol Works!, LLC, a Vermont limited liability company with its principal place of business located in Bristol, Vermont (hereinafter known as “Landlord”); and,

Town of Bristol, a Vermont Municipal Corporation, having its principal office located in Bristol, Vermont (hereinafter known as “Tenant”).

WITNESSETH:

WHEREAS, Landlord and Tenant entered into a certain Lease Agreement with an effective commencement date of October 1, 2013 (the “Lease”); and,

WHEREAS, the Lease had a 10-year Term commencing October 1, 2013 and terminating on September 30, 2023; and,

WHEREAS, the parties wish to modify the Lease as set forth herein.

THEN THEREFORE, in consideration of their mutual promises and one dollar of good and valuable consideration the parties agree as follows:

1. Paragraph 2 shall be deleted and the following shall be inserted in its place:

“2. **Lease Term.** The term of this Lease shall commence on October 1, 2013. From the date of commencement, this Lease shall continue for Thirteen (13) years or until termination for default in accordance with Paragraph 17 hereof.”

2. The following shall be inserted in Paragraph 4 (A) as 4 (A)(v):

“v. For the period October 1, 2023 through September 30, 2026 the Space Rent shall be calculated at the annual rental of Sixteen Dollars and Eighteen

Cents (\$16.18) per square foot, for a total annual rental amount of Thirty Six Thousand Four Hundred Five (\$36,405.00) Dollars which shall be adjusted pursuant to Section B of this Paragraph 4.”

3. All other terms and conditions of the Lease shall remain in full force and effect in all other respects.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year above first written.

Bristol Works!, LLC

Kevin Harper, Duly Authorized

STATE OF VERMONT
ADDISON COUNTY, SS

This Amendment to Lease was acknowledged before me on _____ 2023
by Kevin Harper as Duly Authorized Agent of Bristol Works!, LLC.

Before me, _____

Notary Public: _____

Stamp:

My Commission Expires: _____

Town of Bristol

Duly Authorized

STATE OF VERMONT
ADDISON COUNTY, SS

This Amendment to Lease was acknowledged before me on _____, 2023
by _____ as Duly Authorized Agent of the Town of Bristol.

Before me, _____

Notary Public: _____

Stamp:

My Commission Expires: _____

Draft Only