

SECOND ADDENDUM AND EXTENSION TO LEASE

Dated: October 4, 2022

The SECOND ADDENDUM AND EXTENSION TO LEASE, for that Lease and First Addendum, dated September 17, 2019, hereafter the "Lease", by and between HOPI TRIBE ECONOMIC DEVELOPMENT CORPORATION, a federally chartered corporation, wholly owned by the Hopi Tribe, a federally recognized Indian tribe, as "Landlord", and ParkFlag, City of Flagstaff, as "Tenant", for that Premises known as the Hopi Building at Heritage Square, 6 E. Aspen Avenue, Suite 200, Flagstaff, AZ 86001. This SECOND ADDENDUM AND EXTENSION TO LEASE shall be incorporated by reference into the Lease and in the event of any discrepancy between the terms of the Lease and the terms of this SECOND ADDENDUM AND EXTENSION TO LEASE, the terms of the SECOND ADDENDUM AND EXTENSION TO LEASE shall prevail.

SECONDDAD1. LEASE TERM. Tenant and Landlord agree that the term of the Lease shall be extended for an additional two (2) years. This extension shall be referred to hereafter as the "First Extended Term" and shall expire on October 31, 2024.

SECONDDAD2. MINIMUM MONTHLY RENT. The Minimum Monthly Rent during the First Extended Term shall be as follows:

DATES	MONTHLY RENT	TAX*	MONTHLY TOTAL *
11/1/22 - 10/31/23	\$5,304.50	\$136.91	\$5,441.41
11/1/23 - 10/31/24	\$5,304.50	\$136.91	\$5,441.41

*Based on the current rate of 2.581% and subject to change.

SECONDDAD3. SUBLEASE. Landlord has approved Downtown Business Alliance and Flagstaff Metropolitan Planning Organization as sublessees for Tenant. Should Tenant request a change in sublessees, Tenant agrees that the new sublessee shall be subject to Landlord approval, per the terms of the Lease. Tenant understands that Tenant shall be fully responsible for the full terms of this Lease.

All other terms and conditions of the Lease apply.

ACCEPTED AND APPROVED:

Landlord:

Hopi Tribe Economic Development Corporation,
A federally chartered corporation, wholly owned
By the Hopi Tribe, a federally recognized
Indian tribe

By: Lucinda Smiley
Lucinda Smiley (Oct 5, 2022 10:23 PDT)

Date: Oct 5, 2022

Name Printed: Lucinda Smiley
Its: CEO

ACCEPTED AND APPROVED:

Tenant:

ParkFlag, City of Flagstaff

By: Gail Brockman

Date: 10/05/2022

Name Printed: Gail Brockman