

FIRST ADDENDUM TO LEASE

Dated: September 1, 2026

The FIRST ADDENDUM TO LEASE, for that Lease, dated September 1, 2026, 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 **CITY OF FLAGSTAFF, AN ARIZONA MUNICIPAL CORPORATION, DBA EAST FLAGSTAFF COMMUNITY LIBRARY**, as “Tenant”, for that Premises known as Continental Plaza Shopping Center, 5200, E. Cortland Blvd., Suites A 1-6, Flagstaff, AZ 86004. This ADDENDUM 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 FIRST ADDENDUM, the terms of the FIRST ADDENDUM shall prevail.

FAD1. SECURITY DEPOSIT. Tenant shall pay a Security Deposit of \$13,000.00. This amount is payable upon full execution of Lease Documents.

FAD2. RENT RATE. The monthly rental rate and other applicable charges are as follows:

DATES	MONTHLY RENT	MONTHLY TAX*	MONTHLY TOTAL*
9/1/26 - 9/30/26	\$13,000.00	\$362.18	\$13,362.18
10/1/26 - 12/31/26	\$0.00	\$0.00	\$0.00
1/1/27 - 7/31/27	\$13,000.00	\$362.18	\$13,362.18
8/1/27 - 7/31/28	\$13,390.00	\$373.05	\$13,763.05
8/1/28 - 7/31/29	\$13,791.70	\$384.24	\$14,175.94
8/1/29 - 10/31/30	\$14,205.45	\$395.76	\$14,601.21

*Based on the current rate of 2.786% and subject to change.

Upon full execution of Lease Documents, Tenant shall pay a total of \$16,362.18, broken down as follows:

First month's rent (9/1/26 – 8/30/26)	\$13,000.00
First month's tax	362.18
Security Deposit	13,000.00
Letter Agreement Credit	-10,000.00
Total Due Upon Execution	\$16,362.18

FAD2 Supersedes Article 4.2 of the Lease.

Tenant Initials _____

Landlord Initials _____

FA3. HVAC PROVISION. The Premises will contain the following HVAC units:

1. 2026 Daikin
2. 2026 Daikin
3. 2019/2020 Lennox
4. 2019/2020 Lennox
5. 2014 Carrier
6. 2014 Carrier

Tenant and Landlord agree that Tenant shall be fully responsible for all maintenance, repairs, and possible future replacement of the two 2026 Daikin units.

Additionally, Tenant will be responsible for up to \$500/calendar year/unit for any necessary repairs/replacement of the Lennox and Carrier units. If a repair/replacement is estimated to exceed \$500 by Landlord's preferred HVAC vendor, then Tenant shall be responsible to pay \$500 of the repair/replacement and Landlord shall be responsible to pay for the balance of the repair. If the Landlord chooses to replace any of these units with a new unit(s), then Tenant shall become fully responsible for all future maintenance, repairs and possible replacement of the new units.

Tenant shall be fully responsible for routine seasonal maintenance on all of the units. Tenant understands that Landlord requires HVAC units to receive routine seasonal maintenance twice yearly by a licensed HVAC vendor, once during the winter months and once during the summer months.

This HVAC provision shall continue throughout future lease extensions.

FA4. MODIFIED GROSS LEASE. This is a modified gross lease. Tenant will not be responsible for any Additional Rent, as outlined in Lease Article 5. FA4 supersedes Articles 5.1, 5.2, 5.3, and 5.6 of the Lease.

FA5. TENANT IMPROVEMENTS. Tenant will be responsible for all tenant improvements to the Premises. Plans for all construction work, alterations and improvements must receive the Landlords written approval prior to beginning any work, including demolition. All plumbing, HVAC, and electrical work must be performed by a licensed contractor.

Before taking possession, Tenant is required to provide certification from an engineer or other appropriate authority that the foundation of the Premises is sufficient to support the weight of the library.

FA5 supersedes Articles 9 and 10 of the Lease.

FA6. LANDLORD IMPROVEMENTS. Landlord agrees to be responsible to have the carpeted areas in the Premises professionally cleaned. Landlord is responsible for a lighted sign cabinet to be installed above the Premi.

FA7. UTILITIES. Upon full execution of Lease, Tenant shall be responsible for having the electrical and gas services transferred into Tenant's name and shall be responsible for all costs related to said utilities and the installation thereof. Additionally, Tenant shall be fully responsible for any telecommunications and/or internet services to the Premises, and the installation thereof.

FA8. OPTION TO RENEW. Provided Tenant has met all of its obligations in a timely manner, and is not otherwise in default on its Lease obligations, Tenant shall have two (2) options to extend the Lease, each for one (1) additional year. These options shall hereafter be known as Option Period 1 and Option Period 2. The monthly rent during each Option Period shall increase 3% each year.

FA9. SIGNAGE. Tenant shall be permitted to display a prominent banner on the Premises' façade for a time period up to 3 months as temporary signage. Permanent signage in the sign cabinet will be required, in accordance with Lease Exhibit D

FA10. Article 14 of the Lease is deleted.

All other terms and conditions of the Lease apply.

ACCEPTED AND APPROVED:

Landlord:

Hopi Tribe Economic Corporation, a federally chartered corporation, wholly owned by the Hopi Tribe, a federally recognized Indian tribe.

By: _____

Printed Name: Nick Brokeshoulder

Its: CEO

Date:

ACCEPTED AND APPROVED:

Tenant:

City of Flagstaff, an Arizona municipal corporation,
Dbas East Flagstaff Community Library

By: _____

Printed Name:

Its:

Date: