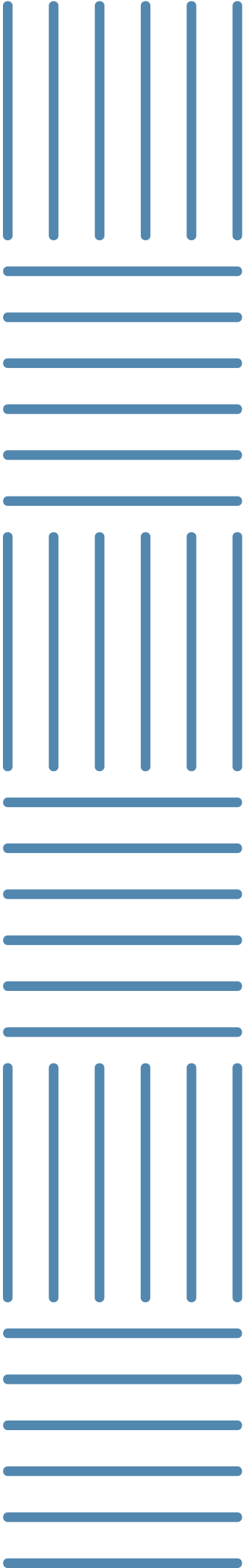




Incubate Neighborhood Center

LEASE AMENDMENT





Amendment Overview

On October 12, 2021, Incubate Neighborhood Center (INC) entered into an agreement with the FPRA to lease and improve Means Court Center. Since then, INC has made substantial progress in improving the facility and is nearing its reopening. This amendment serves to clarify responsibilities of both parties regarding the final stages of improvements.



Amendment Key Points

Utilities (INC)

Tenant will place all utilities in their own name and pay the utility directly.

Installation of HVAC System (FPRA)

Installation of 13 Mini Splits throughout the building.

Repair Leaks in the Building (FPRA)

- Repair current roof leaks
- Repair any exterior walls or windows creating entry or leaks into the building.

Complete Security Wiring Installation (FPRA)

Landlord will finish the security wiring installation to ensure a neat and secure setup in the building. Proper organization and functionality of security systems to enhance safety.

Recommendation

Approval of First Amendment to the Agreement to Lease and Improve Means Court

