

Building Lease Extension Agreement

This Building Lease Extension Agreement (this "Extension Agreement"), is made effective as of July __, 2024 (the "Extension Effective Date"), by and between Munciana Real Estate Company, LLC, an Indiana limited liability company ("Lessor") and the Town of Yorktown, Indiana ("Lessee"), (Lessor and Lessee collectively referred to as the "Parties"), with respect to the Building Lease entered into between the Parties on the 27th day of February, 2009, including all addenda thereto (collectively, the "Lease"). Capitalized terms used in this Extension Agreement shall have the meaning attributed to them in the Lease unless otherwise specified herein.

WHEREAS, the Parties have previously entered into the Lease for a portion of the Building constructed by the Lessor, as more particularly described on "Exhibit A" attached to the Lease, together with all improvements constructed thereon; and

WHEREAS, the initial term of the Lease commenced on January 1, 2010, and is set to expire on December 31, 2029; and

WHEREAS, the Parties now desire to extend the initial term of the Lease pursuant to the terms and conditions contained herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and upon the terms and conditions and mutual promises contained herein, Landlord and Tenant hereby agree as follows:

1. The initial term of the Lease, as set forth in Section 2 thereof, shall be extended as of the Extension Effective Date hereof and shall now expire as of December 31, 2034, unless earlier terminated by the Parties as provided in the Lease (the "Extension Term").
2. The Lessee shall have two remaining options to lease the Leased Premises as set forth in Section 2 of the Lease following the expiration of the Extension Term (the "Remaining Options").
3. The base rent for the Leased Premises during the Extension Term and any Remaining Options which are validly exercised shall be \$7,233.38.
4. All other terms and provisions of the Lease shall remain in full force and effect except as specifically amended herein.

IN WITNESS WHEREOF, the Parties have executed this Building Lease Extension Agreement as of the Extension Effective Date set forth herein.

Town of Yorktown, Indiana

By: _____

Name: _____

Title: _____

Munciana Real Estate Company, LLC

By: Munciana Real Estate Company, LLC

Name: Jim Kezma

Title: 7-25-24 President