

YMCA Lease Extension Agreement

This YMCA Lease Extension Agreement (this "Extension Agreement"), is made effective as of July __, 2024 (the "Extension Effective Date"), by and between the Town of Yorktown, Indiana, referred to as "Landlord," and the Young Men's Christian Association of Muncie, Indiana, Inc., an Indiana non-profit corporation, referred to as "Tenant" (Landlord and Tenant collectively referred to as the "Parties"), with respect to the Agreement of Lease entered into by the Parties on the 9th day of September, 2009 (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 approximately 10,000 square feet of building space adjoined to 40,000 square feet of building space, located on 60 acres and more particularly described on "Exhibit A" attached to the Lease; and

WHEREAS, the Parties desire to extend 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 Prime Term of the Lease, as set forth in Section 3 thereof, shall be extended as of the Extension Effective Date and shall expire as of December 31, 2034, unless earlier terminated by the Parties as provided in the Lease (the "Extension Term").
2. The rent for the Premises for the Extension Term shall be One Dollar (\$1.00), payable by the Tenant to the Landlord in a single payment within thirty (30) days following the Extension Effective Date.
3. The Tenant shall provide Landlord up to 75 single adult memberships per year at no charge for use by Landlord's staff, elected officials, and firefighters.
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 YMCA Lease Extension Agreement as of the Extension Effective Date set forth herein.

Town of Yorktown, Indiana (Landlord)

**Young Men's Christian Association of
Muncie, Indiana, Inc. (Tenant)**

By: _____

By: *Chad Zuehl*

Name: _____

Name: *CHAD ZUEHL*

Title: _____

Title: *PRESIDENT & CEO*