Addendum to Lease Agreement

Rent will be based on yearly building insurance amount divided by 12, not to exceed $500 per month. Landlord agrees to give 30 days notice before rent changes and provide proof of insurance cost change. Beginning rent amount of $300 per month for one year. Insurance costs will be discussed on a per year basis. The tenant, The City of Wagoner Economic Development Authority agrees to provide $12,000 per year in “in kind” improvements or maintenance to the building as economic development incentives beginning with updating the electrical system as per quote provided. All maintenance will be the responsibility of the tenant.

Security deposit of $1000 waived upon agreement to pay the entire year's lease amount in one payment at beginning of lease terms.

Landlord agrees to a “first right of refusal” purchase option should Landlord decide to sell the property after the end of the lease terms, or both parties may agree to renew the lease or move to a “month to month” rental agreement.

All building improvements will be subject to Landlord approval.

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Discovery-Uttuwah LLC

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Roger Schilling, Chairman
The City of Wagoner Economic Development Authority