

## SUMMARY OF LEASE AMENDMENT KEY TERMS

Provisions	Existing Lease	Amendment
Term	The existing lease will expire on January 31, 2019. The tenant has an option that would extend the term until January 31, 2024.	The term of this lease would be extended until January 31, 2034.
Rent	\$18,000 per month. On February 1, 2019, the rent will be adjusted to the fair market rental value of the property as an operating restaurant at that time.	\$16,200 per month. On February 1, 2019, the rent will be adjusted to the fair market rental value of the property as an operating restaurant at that time.
Tenant Improvements	N/A	Tenant will construct Tenant improvements, in the amount of \$400,000, and amortize these improvements over the seventeen (17) years of the lease term.
Termination	Metro can cancel the lease if the Property is required for a public project, at no cost to Metro, with twelve months' notice.	Metro can cancel the lease if the Property is required for a public project with twelve months' notice. If Metro cancels the lease prior to January 31, 2034, then Metro will reimburse Tenant the unamortized cost of the Tenant improvements