

EXHIBIT A

FIRST AMENDMENT AND REINSTATEMENT OF LEASE NO. 11041

THIS FIRST AMENDMENT AND REINSTATEMENT OF LEASE NO. 11041 ("**First Amendment**") is made and entered into as of _____, 2026 (the "**Effective Date**"), by and between **8700 BUILDING LLC**, an Illinois limited liability company ("**Landlord**"), and the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("**Tenant**").

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease No. 11041 dated November 16, 2018 (the "**Lease**"), pursuant to which Landlord leased the Premises (as defined in the Lease) to Tenant; and

WHEREAS, the Lease expired on December 31, 2023, and Tenant has continued to occupy the Premises and pay rent on a month-to-month basis; and

WHEREAS, Landlord and Tenant desire to reinstate and amend the Lease as more fully set forth below.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements contained in this First Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals; Defined Terms.** The recitals set forth above are restated and incorporated herein by this reference. All capitalized terms used in this First Amendment shall have the same meanings given to said terms in the Lease, unless otherwise expressly provided herein.

2. **Reinstatement of Lease.** Except as otherwise specifically modified by this First Amendment, Landlord and Tenant hereby agree to reinstate the Lease in its original form as if such Lease had never expired, hereby ratify and confirm the Lease (and their respective obligations thereunder) and hereby agree to be bound by and to fully comply with the terms contained therein. Further, Landlord and Tenant mutually acknowledge and agree that neither party is in breach or default of the Lease as of the date set forth above.

3. **Extension of Term of Lease.** Section 2.1 of the Lease is hereby amended to replace "December 31, 2023" with "December 31, 2028."

4. **Option to Renew.** Tenant shall have and is hereby granted the option to extend the term of the Lease for one (1) additional period of five (5) years (the "**Option Period**"), commencing on January 1, 2029, and expiring on December 31, 2033, upon the same terms and conditions contained in the Lease (other than the increase in base rent as set out below), so long as Tenant is not then in default under the Lease beyond any applicable notice and cure period. Tenant must

notify Landlord, in writing, of its election to exercise its option to extend the term at least sixty (60) days prior to the expiration of the original term, as applicable.

5. Rent. Section 3.1 of the Lease is amended to include new subsections (c) and (d), which read as follows:

(c) \$5,350.00 per month for the period beginning on the Effective Date of the First Amendment and ending December 31, 2028.

(d) \$5,510.50 per month for the period beginning January 1, 2029, and ending December 31, 2033, if Tenant exercises its option to extend the Lease.

6. Holding Over. The Lease is amended by deleting Section 9 in its entirety and substituting the following in lieu thereof:

Any holding over by Tenant shall be construed to be a tenancy from month to month only beginning January 1, 2029, and the monthly rent shall be \$5,510.50; provided, however, if Tenant exercises its option to extend, any holding over by Tenant shall be construed to be a tenancy from month to month only beginning January 1, 2034, and the monthly rent shall be \$5,675.82. During any such holding over all terms and conditions of this Lease shall remain in full force and effect.

7. Counterparts. This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

8. Entire Agreement. The Lease, as modified by this First Amendment, embodies the entire agreement and understanding between the parties and supersedes any prior oral or written agreements with respect to the matters stated herein.

9. Incorporation of Amendment. Landlord and Tenant hereby agree that (a) this First Amendment is incorporated into and made a part of the Lease, and (b) any and all references to the Lease hereinafter shall include this First Amendment.

10. Reaffirmation of Lease Agreement. Except as provided in this First Amendment, the terms of the Lease are hereby ratified and confirmed and the parties agree that the provisions contained therein are in full force and effect, as amended hereby, as of the date hereof.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Tenant and Landlord have executed this First Amendment as of the Effective Date.

TENANT:

CITY OF CHICAGO, an Illinois municipal corporation

By: _____
Julie Hernandez-Tomlin
Department of Fleet and Facility Management

LANDLORD:

8700 BUILDING LLC, an Illinois limited liability company

By: _____
Lawrence J. Svabek
Managing Member