

## **EXHIBIT B**

Attached

## FIRST AMENDMENT TO LEASE

**THIS FIRST AMENDMENT TO LEASE** (the "**First Amendment**") is made and entered into on or as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between, the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("**City**"), acting by and through its Department of Fleet and Facility Management ("**Department**"), and having its principal offices at 121 N. LaSalle Street, Chicago, IL 60602, and Chicago Children's Advocacy Center, an Illinois not-for-profit corporation ("**Tenant**"), having offices located at 1240 S. Damen Avenue in Chicago, IL 60608.

### RECITALS

**WHEREAS**, the City is the owner of the real property located at 1240 S. Damen Avenue in Chicago, Cook County, Illinois, consisting of approximately 28,000 square feet together with an adjoining parking lot comprised of approximately 43,000 square feet (the "**Property**"); and

**WHEREAS**, the Property is improved with a building addition, comprised of approximately 18,855 square feet (the "**Building**," and together with the Property, the "**Premises**"); and

**WHEREAS**, the City and Tenant have entered into that certain "Lease" dated June 26, 2024, pursuant to which the City has leased to Tenant, and Tenant has leased from the City, the Premises to be used by Tenant as the City's only nonprofit organization that coordinates the efforts of child protection staff, law enforcement professionals, family advocates, medical experts, and mental health clinicians under one roof (the "**Permitted Use**"), upon the terms and conditions set forth in the Lease; and

**WHEREAS**, the City and Tenant desire to amend the Permitted Use to also include the renovation of the Building, for the purpose of maximizing the use of the space in the Building to accommodate staff and service growth and to increase security, mental health space, child life services, and additional seating for the Chicago Police Department detectives that are stationed at the Building;

**NOW THEREFORE**, in consideration of the covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals set forth above constitute an integral part of this First Amendment and are incorporated here by this reference with the same force and effect as if set forth here as agreements of the parties.

**SECTION 2. PERMITTED USE.** The term "Permitted Use" is amended and restated to read as follows:

Tenant shall use the Premises to coordinate the efforts of child protection staff, law enforcement professionals, family advocates, medical experts, and mental health clinicians at that location, and shall renovate the Building for the purpose of maximizing the use of the space in the Building to accommodate staff and service growth and to increase security, mental health space, child life services, and additional seating for the Chicago Police Department detectives that are stationed at the Building (collectively, the

**"Permitted Use").**

**SECTION 3. COUNTERPARTS.** This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original but all of which shall together constitute one and the same instrument. A telecopy or facsimile signature of any party shall be considered to have the same binding effect as an original signature.

**SECTION 4. FULL FORCE AND EFFECT.** Except as amended hereby, the Lease shall continue in full force and effect as the binding obligations of the City and Tenant.

[Signature page follows.]

**IN WITNESS WHEREOF**, the parties have executed this First Amendment as of the day and year first above written.

**LANDLORD:**

**CITY OF CHICAGO**,  
an Illinois municipal corporation and home rule unit of government

BY: DEPARTMENT OF FLEET AND FACILITY MANAGEMENT

By: \_\_\_\_\_  
Commissioner

Approved as to form and legality:

BY: DEPARTMENT OF LAW

By: \_\_\_\_\_  
Senior Counsel

**TENANT:**

**CHICAGO CHILDREN'S ADVOCACY CENTER**,  
an Illinois not-for-profit corporation

By: \_\_\_\_\_  
Name: Char Rivette  
Title: Chief Executive Officer