

Exhibit A

FIRST AMENDMENT TO LEASE NO. 11042

THIS FIRST AMENDMENT TO LEASE NO. 11042 ("First Amendment") is made effective as of _____, 2025 (the "Effective Date"), by and between **THE CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government (the "Tenant"), and **L.F.L. PROPERTIES, INC.**, an Illinois corporation (the "Landlord").

RECITALS

WHEREAS, Tenant and the Landlord are parties to that certain Lease No. 11042 dated December 3, 2015 (the "Lease") for which the Tenant leased, for its Department of Family and Support Services' use, approximately 4,115 square feet of space in the building located at 4310 West North Avenue, Chicago, Cook County, Illinois, for use as the Trina Davila Community Center (the "Premises"); and

WHEREAS, Tenant and Landlord desire to renew and modify the terms of the Lease, as more specifically set forth below.

NOW THEREFORE, in consideration of the mutual covenants and agreements of the parties and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tenant and Landlord agree as follows:

1. **Defined Terms.** All capitalized terms used in this First Amendment shall have the same meaning given to said terms in the Lease, unless otherwise expressly provided herein.

2. **Term.** Section 2.1 of the Lease is hereby amended to replace "December 31, 2025" with "December 31, 2035".

3. **Rent.** Section 3.1 of the Lease is amended to include subsections (k) through (t), which read as follows:

(k) \$8,166.77 per month from January 1, 2026, through December 31, 2026.

(l) \$8,330.11 per month from January 1, 2027, through December 31, 2027.

(m) \$8,496.71 per month from January 1, 2028, through December 31, 2028.

(n) \$8,666.64 per month from January 1, 2029, through December 31, 2029.

(o) \$8,839.97 per month from January 1, 2030, through December 31, 2030.

(p) \$9,016.77 per month from January 1, 2031, through December 31, 2031.

- (q) \$9,197.11 per month from January 1, 2032, through December 31, 2032.
- (r) \$9,381.05 per month from January 1, 2033, through December 31, 2033.
- (s) \$9,568.67 per month from January 1, 2034, through December 31, 2034.
- (t) \$9,760.05 per month from January 1, 2035, through December 31, 2035.

4. Holding Over. Section 9.1 of the Lease is hereby amended to replace "January 1, 2026" with "January 1, 2036" and to replace "Section 3.1 (j)" with "Section 3.1 (t)".

5. 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.

6. 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.

7. 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.

8. 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:

L.F.L. PROPERTIES, INC., an Illinois corporation

By: _____

Print Name _____

Title _____

APPROVED AS TO FORM AND LEGALITY:

BY: DEPARTMENT OF LAW

By: _____
Assistant Corporation Counsel
Real Estate Division