

EXHIBIT A

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE ("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 ("Landlord"), and **SKYWAY CONCESSION COMPANY, LLC**, a Delaware limited liability company ("Tenant").

WHEREAS, Landlord, as successor in interest to Brown, Inc., of Michigan City, Indiana, and Tenant are parties to that certain Lease dated December 1, 2019 (the "Agreement"), pursuant to which Tenant leased approximately 37,000 square feet of vacant land at 3154 E. 95th Street, Chicago, Illinois (the "Premises"); and

WHEREAS, Landlord and Tenant desire to renew and modify the terms of the Agreement, 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, Landlord and Tenant agree as follows:

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

2. Term. Section 2 of the Agreement is hereby amended to replace "November 30, 2022" with "November 30, 2027." Section 2 is further amended to add the following:

Provided Tenant is not in default, Tenant shall have the option to extend the Term for two (2) additional periods of one (1) year each upon the same terms and conditions applicable to the initial Term. Tenant must notify Landlord in writing of the exercise of its option to extend at least one (1) year prior to the expiration of the Term or the then current option term, as the case may be. If Tenant does not so notify Landlord within said time, Tenant shall have waived its option to extend. Once given, Tenant's election to extend shall be irrevocable. The option to extend set forth herein shall be voidable by Landlord, at Landlord's option, if Tenant is in default under any of the covenants and obligations contained in this Lease either at the time of exercise or at the commencement of the option term.

3. Ratification of Prior Payments and Responsibilities. Landlord and Tenant acknowledge that all monthly payments continued to be promptly paid to Landlord after the expiration of the Agreement. Tenant and Landlord further acknowledge that Tenant and Landlord have continued to perform in accordance with the terms of the Agreement after its expiration.

4. Rent. Section 3.1 (Rent) is amended to include subsections (d) and (e), as follows:

(d) \$3,700 per month for the period beginning August 1, 2025 and ending November 30, 2027.

(e) \$3,885 per month during the option periods.

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 Agreement, 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 Agreement, and (b) any and all references to the Agreement hereinafter shall include this First Amendment.

8. Reaffirmation of Lease Agreement. Except as provided in this First Amendment, the terms of the Agreement 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.

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

LANDLORD:

CITY OF CHICAGO, an Illinois municipal corporation

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

TENANT:

SKYWAY CONCESSION COMPANY, LLC, a Delaware limited liability company

By: _____

Print Name _____

Title _____