

Exhibit A

FIRST AMENDMENT TO LEASE NO. 14216

THIS FIRST AMENDMENT TO LEASE NO. 14216 ("First Amendment") is made effective as of _____, 2026 (the "First Amendment Effective Date"), by and between **THE CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government (the "Tenant"), and **ARCHER AVENUE, LLC**, an Illinois limited liability company (the "Landlord").

RECITALS

WHEREAS, Tenant and the Landlord are parties to that certain Lease No. 14216 dated February 28, 2019 (the "Lease") for which the Tenant leased, for its Department of Family and Support Services and Office of the City Clerks' use, approximately 6,748.75 square feet of space in the building located at 5672 South Archer Avenue, Chicago, Cook County, Illinois (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. **Incorporation of Recitals; Defined Terms.** The foregoing recitals constitute an integral part of this First Amendment and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties. 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 of the Lease is hereby amended to replace "December 31, 2025" with "December 31, 2035".

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

4. **Rent.** Section 3.1 of the Lease is amended to include subsections (h) through (q), which read as follows:

- (h) \$15,677.07 per month from the First Amendment Effective Date through December 31, 2026.
- (i) \$15,833.84 per month from January 1, 2027, through December 31, 2027.
- (j) \$15,992.18 per month from January 1, 2028, through December 31, 2028.
- (k) \$16,152.10 per month from January 1, 2029, through December 31, 2029.
- (l) \$16,313.62 per month from January 1, 2030, through December 31, 2030.
- (m) \$16,476.76 per month from January 1, 2031, through December 31, 2031.
- (n) \$16,641.53 per month from January 1, 2032, through December 31, 2032.
- (o) \$16,807.94 per month from January 1, 2033, through December 31, 2033.
- (p) \$16,976.02 per month from January 1, 2034, through December 31, 2034.
- (q) \$17,145.78 per month from January 1, 2035, through December 31, 2035.

5. Buildout of New Space. Section 4.1 of the Lease is hereby amended to include the following language:

The buildout of the 2,400 square feet of space as described in this Section 4.1 has been completed, and the Office of the City Clerk has relocated to that space. Accordingly, the Premises is depicted on Exhibit A to this First Amendment, which is attached hereto and incorporated herein.

6. Holding Over. Section 10.1 of the Lease is hereby amended to replace “January 1, 2026” with “January 1, 2036” and to replace “Section 3.1 (g)” with “Section 3.1 (q)”.

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 First Amendment Effective Date.

TENANT:

CITY OF CHICAGO, an Illinois municipal corporation

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

LANDLORD:

ARCHER AVENUE, LLC, an Illinois limited liability company

By: _____

Print Name _____

Title _____

(Sub) Exhibit A

Depiction of Premises



