

AMENDMENT NO. 1 TO COMMERCIAL LEASE AGREEMENT

This Amendment No. 1 ("Amendment") to the Commercial Lease Agreement (Lease) entered on June 1, 2021, by and between The Center for Community, Inc., 700 Katlan Street, Suite B, Sitka, Alaska 99835 ("Landlord") and SouthEast Alaska Regional Health Consortium ("SEARHC"), 3100 Channel Drive, Suite 300, Juneau, Alaska 99801 ("Tenant") ("Agreement") is effective June 1, 2024.

1. The following sections of Lease are amended as follows:

SECTION 2. LEASE TERM. The following is added to the end of "Section 2 LEASE TERM"

Tenant and Landlord agree to a one-year Extension Term of the Lease beginning June 1, 2024, and ending May 31, 2025.

SECTION 3.1 INITIAL TERM RENT. The table in "Section 3.1 INITIAL TERM RENT" is amended to add the columns labeled "Year 4" and "Year 5" as follows:

YEAR 1	YEAR 2	YEAR 3	<u>YEAR 4</u>	<u>YEAR 5</u>
June 1, 2022 – May 31, 2022	June 1, 2022 - May 31, 2023	June 1, 2023 - May 31, 2024	June 1, 2024 – May 31, 2025	June 1, 2025 – May 31, 2026
\$11,660.71	\$11,893.92	\$12,131.80	\$12,374.44	\$12,621.93
NA	+2.0%	+2.0%	+2.0%	+2.0%

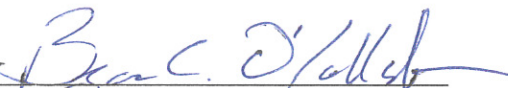
2. No Further Changes. Except as specifically stated herein, all other terms and conditions of the Lease shall remain in full force and effect. Any reference to the Lease shall mean the Lease and this Amendment No. 1.

4. Signatures. This Amendment is valid and binding upon signature by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 1 to be signed by their authorized agents on the dates below.

THE CENTER FOR COMMUNITY, INC.

Dated: 4-29-24

By: 
Bryan C. O'Callaghan

Executive Director

SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM:

Dated: 4/29/2024

By: Daniel Harris
Daniel Harris
SVP/Chief Financial Officer