

FIRST AMENDMENT TO COMMERCIAL LEASE

THIS FIRST AMENDMENT TO COMMERCIAL LEASE is entered into by and between **Delray Beach Community Redevelopment Agency**, a Florida public body, corporate and politic, created pursuant to Section 163.356 F.S. ("Landlord") and **Emanuel Jackson Sr. Project, Inc.**, a Florida not-for-profit corporation ("Tenant") and shall be effective upon execution by the parties hereto.

WITNESSETH :

WHEREAS, the Landlord and the Tenant entered into a Commercial Lease ("Original Lease") which provided for a Commencement Date of February 1, 2020, and is set to expire on January 31, 2021; and

WHEREAS, the Landlord and Tenant agree to enter into this First Amendment to Lease in order to renew the Original Lease, for an additional one (1) year period ("First Amendment"); and

NOW THEREFORE, the parties hereto in consideration of the mutual covenants and promises contained herein agree as follows:

1. That the above referenced "WHEREAS" clauses shall be confirmed and ratified as if fully set forth herein.

2. The lease term as provided in Section 1 of the Original Lease, shall be renewed for an additional one (1) year period commencing on February 1, 2021 and ending on or before January 31, 2022. Any further amendments to the Original Lease, as amended, shall require a written agreement executed by both parties.

3. Except as modified by this First Amendment, all terms, covenants, obligations and provisions of the Original Lease, shall remain unaltered, shall continue in full force and effect, and are hereby ratified, approved and confirmed by the parties in every respect. If the terms and conditions set forth in this First Amendment shall directly conflict with any provision contained in the Original Lease, the terms contained in this First Amendment shall control.

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

Witnesses:

LANDLORD:

Delray Beach Community Redevelopment Agency

By: Shirley E. Johnson, Chair

Signed on: _____

Witnesses:

TENANT:

Emanuel Jackson Sr. Project, Inc.

By: _____
Print Name: _____
Title: _____

Signed on : _____

ATTEST:

By: _____
Print Name: _____
Title: _____

(CORPORATE SEAL)

APPROVED AS TO FORM:

CRA General Counsel