

LEASE AMENDMENT SUMMARY

**RE: SECOND AMENDMENT TO LEASE AGREEMENT BY AND BETWEEN THE CITY OF STAMFORD
AND ZODY'S 19TH HOLE, LLC**

TYPE OF CONTRACT: Second Amendment to Lease ("Second Amendment")

GOVERNING LAW: State of Connecticut

PARTIES: (1) City of Stamford ("City")
(2) Zody's 19th Hole, LLC ("Zody's") [tenant]

PURPOSE: Operating Restaurant Concessions

PREMISES: Buildings and portions of the premises located at the E. Gaynor Brennan Golf Course (existing Demised Premises and Additional Premises as set forth in Second Amendment)

CONTRACT PRICE/RENT: 7/1/21 – 6/30/26 - \$86, 00.00/year for years 1-5 of Extended Term [currently \$81,954.53]

7/1/26 – 6/30/36- After year 5 - previous year's rent, plus or minus the increase or decrease in the Consumer Price Index for each year thereafter (see Exhibit F)

COMMENCEMENT DATE: Extended Term to commence on final approval of Second Amendment

END DATE: June 30, 2031 [current lease permits option to extend term through 6/30/28]

RENEWAL: One 5 year option to extend to be exercised by Zody's

IMPORTANT TERMS/ CONDITIONS PRECEDENT:

- Zody's to expand and make improvements to the Demised Premises at its own expense, at a cost of approximately \$125,153.70, as set forth in more detail in Exhibit C Itemized Construction Proposal; Exhibit D – Improvement Location Map; and Exhibit E – Plans for New Dining Patio
- No change of a cumulative majority of the ownership nor management of Zody's shall be transferred, sold or changed in any way, in whole or in part, without written approval by the City's Director of Operations [death or serious illness of Mohammed Zody a reasonable basis for request]
- Zody's to perform improvements within 90 days

INSURANCE: Commercial general liability, subject to a minimum limit of liability of \$2,000,000 combined single limit for bodily injury and property damage and \$4,000,000 in the aggregate.
Workers' compensation – Statutory requirements
Employer's liability, with minimum limits of liability of \$100,000 for each accident, disease each employee and policy limit for disease
Boiler and machinery insurance, valued on a full replacement cost basis [See Exhibit G]