

Lease Extension Agreement

Option Period August 1, 2018 to July 31, 2019

THIS AGREEMENT shall extend that certain Lease Agreement, dated the 23rd day of December, 2009 (as previously extended and amended, hereinafter referred to as "Amended Lease"), by and between the SANTO NIÑO CHILDREN'S FOUNDATION FOR CATHOLIC EDUCATION, LLC, hereinafter referred to as "Landlord", and New Mexico School For The Arts, A Public Charter School of the State of New Mexico, hereinafter referred to as "Tenant", by which the Tenant leases from Landlord the property (hereinafter referred to as "Property") known as:

All of that space, including Basements, including the school building containing approximately 36,000 square feet excluding basements, and including the parking lot area as outlined in Exhibit "A" attached hereto, which space fronts on two streets, with a street address of 275 East Alameda Street situated in the city of Santa Fe, in the County of Santa Fe, New Mexico (the Premises). Landlord warrants that it has full right to lease the Premises and that the Premises are zoned for Tenant's use.

An option to extend the Amended Lease for an additional year beginning the first day of August, 2019, and ending on the last day of July, 2020, will be provided to Tenant upon notice to Landlord no less than 120 days prior to the termination of the lease extension ending on July 31, 2019, as long as Tenant is not in default with respect to the provisions of the Amended Lease, as so extended, shall be granted. Rent for the option period of 2019-2020 shall be \$191,639.77.

All terms and conditions of the Amended Lease, except as modified herein, shall remain in full force and effect throughout this lease extension and any future options with the following exception(s):

- 1. Tenant agrees to continue to occupy the Property and accepts the Property and surrounding property in its present condition at the time of commencement of the lease extension and any exercise of option thereafter, subject to any need for repairs previously reported to Landlord. Rent for the option period of 2018-2019 shall be \$188,348.75.**
- 2. In the event of any conflict between the terms of the Amended Lease and this extension of the Amended Lease, this document will prevail over the Amended Lease.**

It is mutually agreed by the parties that this Lease Extension Agreement embodies the

entire understanding of the parties and shall become a part of the Amended Lease herein noted.

IN WITNESS WHEREOF, the parties do hereby set their hands and seals this day of _____, 2018.

LANDLORD:

**SANTO NIÑO CHILDREN'S FOUNDATION
FOR CATHOLIC EDUCATION, LLC
a New Mexico Limited Liability Company**

**By: Roman Catholic Church of the
Archdiocese of Santa Fe, a Corporation
sole, its sole member**

By: _____
Tony Salgado
Executive Director of Finance

Date: _____

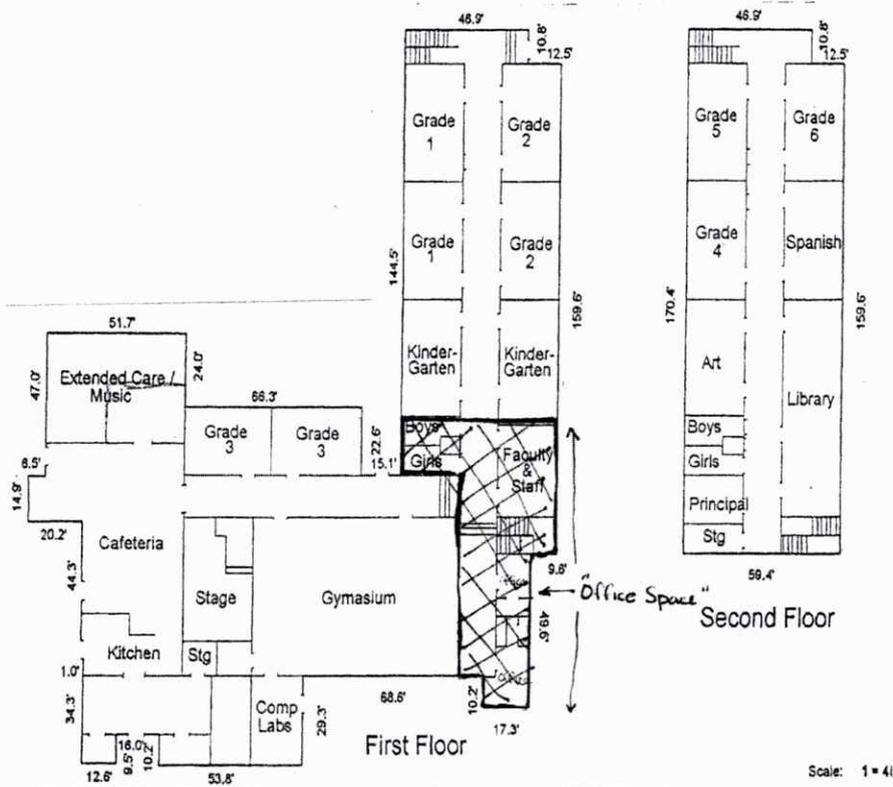
TENANT:

**NEW MEXICO SCHOOL FOR THE
ARTS, a Public Charter School of
the State of New Mexico**

By: 
Bill Beacham
Governing Council Chair

Date: 4/25/18

EXHIBIT A



AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	26374.28	
	Pre-Kin Classrooms	1668.00	28042.28
GLA2	Second Floor	9986.76	9986.76
TOTAL LIVABLE (rounded)			36,361 36,029

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	13.6 x 59.2	805.12
	12.6 x 34.3	432.18
	14.9 x 20.2	300.98
	24.4 x 84.0	2049.60
	47.0 x 51.7	2429.90
	8.4 x 10.2	85.68
	45.4 x 117.2	5320.88
	65.3 x 68.6	4479.58
	20.9 x 22.6	472.34
	32.6 x 144.5	4710.70
	9.6 x 159.6	1532.16
	17.2 x 209.2	3598.24
	0.5 x 0.0 x 0.1	2.48
	4 remaining calculations	11809.20
		9986.76
17 Areas Total (rounded)		36,029