

TO Keith Moody
SUBJECT Lease Amendment
DATE 4/28/20

As a result of economic repercussions from the Covid-19 pandemic, Scenic Road proposes a lease amendment for the remainder of our five-year lease with Roeland Park City Hall.

The terms we propose are as follows:

- Assuming funds from new business contracts in a given month (signed on/after 5/1/20) are at 65% (or less) of last year's \$150,000 monthly average, we will pay 50% rent.*
- Assuming funds from new business contracts in a given month (signed on/after 5/1/20) are at least 66% of last year's \$150,000 monthly average, we will pay 75% rent.*
- Assuming funds new business contracts in a given month (signed on/after 5/1/20) are at least 85% of last year's \$150,000 monthly average, we will pay full rent.*

This agreement assumes each month is a unique period of time, and therefore, our sales benchmark resets on the first day of each forthcoming month, and concludes on the last day of each month.

Scenic Road's contracted, third party accounting firm will report each month's new sales activity (signed on/after 5/1/20) to Roeland Park City Hall, and those figures will determine Scenic Road's rent obligation each month through the remainder of our lease.

Because we will be reporting sales figures through the end of the month, Scenic Road also proposes paying several days following the final day of each month so our rent amount is reflective of all sales during the full term of each month (including the final day of the month).

** This performance measure does not include any money coming to us from 2019 contracts, or from Q1 2020 contracts*