

AMENDMENT NO. 1 OF LEASE

This Amendment No. 1 of Lease (this "Amendment") is made as of _____, 2020 (the "Effective Date"), between SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, operating as the Portland Public Schools ("Landlord"), and KAIROSPDX, an Oregon nonprofit corporation ("Tenant").

RECITALS

A. Landlord and Tenant entered into that certain Lease Agreement dated for reference as of December __, 2018 (the "Lease"). Pursuant to the Lease, Landlord leases to Tenant that certain space in the building located at 4915 N Gantenbein, Portland, Oregon, known as Humboldt School (the "Premises"), as more particularly described in the Lease. Capitalized terms used in this Amendment shall have the meanings given to them in the Lease, except as provided in this Amendment.

B. Landlord and Tenant desire to, among other things, extend the term of the Lease in accordance with the terms and conditions set forth in this Amendment.

AGREEMENT

In consideration of the mutual covenants and conditions contained herein and for other good and valuable consideration, Landlord and Tenant agree as follows:

1. Amendment of Lease. The Term of the Lease shall be extended such that it shall expire on June 30, 2022 and the rent payable under the Lease for the period from July 1, 2021 through June 30, 2022 shall be the same as the rent payable under the Lease for the period from July 1, 2020 through June 30, 2021.

2. General Provisions

A. Counterparts and Scanned Email Signatures. This Amendment may be executed in counterparts and when each party has signed and delivered at least one such executed counterpart to the other party, then each such counterpart shall be deemed an original, and, when taken together with the other signed counterpart, shall constitute one agreement which shall be binding upon and effective as to all signatory parties. Scanned e mail signatures shall operate as originals for all purposes under this Amendment.

B. Effect of Amendment. The Lease is unmodified except as expressly set forth in this Amendment. Except for the modifications to the Lease set forth in this Amendment, the Lease remains in full force and effect. To the extent any provision of the Lease conflicts with or is in any way inconsistent with this Amendment, the Lease is deemed to conform to the terms and provisions of this Amendment.

C. Binding Effect. The provisions of this Amendment shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. No amendment, modification or supplement to this Amendment shall be binding upon the parties unless in writing and executed by Landlord and Tenant.

D. Integration. This Amendment contains the entire agreement and understanding of the parties with respect to the matters described herein, and supersedes all prior and contemporaneous agreements between them with respect to such matters.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the date first above written.

TENANT: KAIROSPDX, an Oregon nonprofit corporation
By: _____
Name: _____
Title: _____

LANDLORD: SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY,
OREGON, operating as the Portland Public Schools
By: _____
Name: _____
Title: _____