AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE ("Amendment") entered into this 24th day of August, 2020 between the City of Pueblo, a Colorado municipal corporation ("Lessor") and Lockheed Martin Corporation, a Maryland corporation ("Lessee"). Lessor and Lessee may be individually referred to herein as "Party" or collectively referred to as "Parties."

WHEREAS, Lessor and Lessee entered into an original Lease ("Lease") dated July 24, 2017 through which Lessor leased approximately 22,500 rentable square feet ("RSF") located 32501 Walt Bassett Ave., Pueblo, CO 81001 (the "Leased Premises"); and

WHEREAS, Lessee has requested that Lessor install certain electrical upgrades to the Leased Premises and Lessor has agreed to do so in exchange for a longer lease term.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

1. Leased Premises. Section 1.03 of the Lease is rescinded and replaced and restated as follows:

1.03 Prior to September 30, 2020, Lessor shall install certain electrical upgrades to the Leased Premises, as agreed to by the Parties, at Lessor's sole cost and expense, in an amount not to exceed Thirty-two Thousand Dollars ($32,000.00).

2. Term. Section 2.01 of the Lease is rescinded and replaced and restated as follows:

2..01 The term of this Lease is from July 24, 2020 (the "Commencement Date") through July 23, 2022.

3. Renewals. The two (2) options to renew the Term of the Lease set forth in Section 2.02 shall apply such that the first Renewal Term, if exercised, shall commence on July 24, 2022.

4. Rent. Section 3.01 of the Lease is rescinded and replaced and restated as follows:

3.01 Lessee shall pay to Lessor monthly rent ("Base Rent") of $6,000.00 in advance, without notice or demand, beginning with the Commencement Date and on the 1st day of each month thereafter during the entire term. Base Rent for the first Renewal

Term is $6,500.00 per month with the same terms and conditions of the initial Lease. Base Rent for the second Renewal Term is $7,000.00 per month with the same terms and conditions of the initial Lease. Base Rent for any partial months shall be pro-rated based on the number of days in such month.

5. Ratification of prior Lease. The Lease between the Parties, which is incorporated herein by this reference, shall remain in full force and effect, except as amended by this Amendment.

Executed at Pueblo, Colorado, the day and year first above written.

LESSOR:

CITY OF PUEBLO
A Colorado Municipal Corporation [Seal]

By: _____ Attest: _____
Nicholas A. Gradisar City Clerk
Mayor

LESSEE:

LOCKHEED MARTIN CORPORATION
A Maryland corporation

By: LMC Properties, Inc., Attorney in Fact
under Irrevocable Power of Attorney effective April 4, 2016

By _____
Name: Charles B. Hardie
Title: Manager – Real Estate