

Second Amendment to Lease Agreement

by and between

The City of North Royalton,

The YMCA of Greater Cleveland,

and

**The Parma Community General Hospital Association d/b/a
University Hospitals Parma Medical Center**

For space located at:

**North Royalton YMCA
11409 State Road
North Royalton, Ohio 44133**

This Second Amendment to Lease Agreement (“Second Amendment”) is dated April 14, 2022, by and between The City of North Royalton, an Ohio municipal corporation (“Lessor”), The YMCA of Greater Cleveland, an Ohio not for profit corporation (“Agent”), and The Parma Community General Hospital Association d/b/a University Hospitals Parma Medical Center, an Ohio not for profit corporation (“Lessee”).

WITNESSETH:

WHEREAS, the parties entered into a Lease Agreement dated as of December 28, 2010, as amended by the First Amendment to Lease Agreement dated May 12, 2014 (collectively, the “Lease”);

WHEREAS, the term of the Lease expires on May 15, 2022;

WHEREAS, the parties wish to extend the current term of the Lease as hereinafter set forth;
and

WHEREAS, the parties desire to modify the Lease as hereinafter provided.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Lease is hereby amended as follows:

1. Commencing immediately upon the expiration of the current term of the Lease, the term of the Lease is hereby extended for the period commencing May 16, 2022 and expiring on December 31, 2022 (“First Extended Term”).
2. Base rent shall remain unchanged at Six Thousand Five Hundred and Eighty Eight and 19/100 Dollars (\$6,588.19) per month for the duration of the First Extended Term.

3. During the period of the First Extended Term, the parties agree to work together in determining the renewal rent and terms for a new five-year lease to be effective on January 1, 2023, and subsequent five-year option.
4. Except as specifically modified herein, all other terms, covenants, conditions and agreements of the Lease shall remain in full force and effect.
5. To the extent that the terms and provisions of this Second Amendment are inconsistent with or ambiguous when read in conjunction with the Lease, the terms and provisions of this Second Amendment shall govern and control.
6. Terms not defined herein have the same meanings as ascribed in the Lease.
7. This Second Amendment may be executed in counterparts, each of which constitutes one and the same original instrument.

Lessor

City of North Royalton

By: _____

Its: _____

Lessee

**The Parma Community General
Hospital Association d/b/a University
Hospitals Parma Medical Center**

By: _____

Its: _____

Agent

YMCA of Greater Cleveland

By: _____

Its: _____

STATE OF)
COUNTY OF)

Before me, a Notary Public in and for said County and State, personally appeared the above named City of North Royalton, by Larry Antoskiewicz, Mayor, who acknowledges that they did sign the foregoing instrument and that the same is the free act and deed of said municipality, and their free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2022.

Notary Public

STATE OF)
COUNTY OF)

Before me, a Notary Public in and for said County and State, personally appeared the above named The Parma Community General Hospital Association d/b/a University Hospitals Parma Medical Center, by _____, its _____, who acknowledges that they did sign the foregoing instrument and that the same is the free act and deed of said not-for-profit corporation, and their free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2022.

Notary Public

STATE OF)

COUNTY OF)

Before me, a Notary Public in and for said County and State, personally appeared the above named YMCA of Greater Cleveland, by _____, its _____, who acknowledges that they did sign the foregoing instrument and that the same is the free act and deed of said not-for-profit corporation, and their free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2022.

Notary Public