

ARLINGTON DUPLICATE BRIDGE CLUB  
PROPOSED AMENDMENT AND RENEWAL OF LEASE  
AT 528 N FIELDER PLAZA

WHEREAS Fielder Plaza Limited Partnership, a Texas limited partnership, (“Landlord”) and Arlington Duplicate Bridge Club, Inc. dba Arlington Duplicate Bridge (“Tenant”), heretofore entered into that certain Lease dated December 28, 2005, as amended and assigned, (“the Lease”) covering approximately 3,340 square feet of space located at Fielder Plaza Shopping Center, Arlington, Texas and

WHEREAS the parties are desirous of extending the lease term for an additional period of sixty-three (63) months upon the terms and conditions set forth here and below.

1. The lease term is hereby extended for an additional period of sixty-three (63) months, beginning May 1, 2016, and ending July 31, 2021 (the “Renewal Term”, hereby replacing prior uses of that term in the Lease).
2. The Minimum Guaranteed Rental of the Renewal Term shall be as follows, payable in advance in equal monthly installments as described below on the first day of each month without demand.

|             |  |
|-------------|--|
| Month 1-3   | \$0.00 per month                             |
| Month 4-36  | \$2,435.42 per month (same as current lease) |
| Month 37-63 | \$2,587.63 per month (6% increase)           |
3. In addition to the Minimum Guaranteed Rental described above, Tenant shall also pay all other charges described in the Lease, including the cost of operations and maintenance of the Common Area, taxes and other real estate charges, and insurance expenses. **Note: These “other charges” currently constitute 25% of the Tenant’s total monthly lease payment and are allocated to tenants based on total leasable square footage.**
4. Landlord and Tenant hereby acknowledge that Tenant has previously deposited with Landlord a sum in the amount of \$2,505 to be held as a Security Deposit under the terms and conditions described in the lease. The Landlord will return the deposit to the Tenant after the Lease Renewal is signed.
5. Landlord and Tenant hereby agree Tenant has the right to renew the term of the Lease for the period August 1, 2021 to July 31, 2026.
6. Except as herein modified all terms and provisions of the Lease shall remain in full force and effect. One of these terms is that Landlord will be responsible for any repair or replacement costs for the HVAC over \$1,000.00 (per event). Tenant must submit maintenance reports to Landlord at least two (2) times per year.

**Comparison of Current and Proposed Lease: The lease payment for the May 1, 2005 – April 30, 2016 lease represents a 5.0% per annum increase and two month rent abatement. The proposed lease payment for the May 1, 2016 – July 31, 2021 represents a 1.2% per annum increase with a three month rent abatement.**