

**FIRST AMENDMENT TO LEASE
BETWEEN
THE MILWAUKEE BOARD OF SCHOOL DIRECTORS
AND
LIT'L SCHOLARS DAY CARE
At
Thurston Woods Campus
Located at 3320 West Wren Avenue**

THIS FIRST AMENDMENT TO LEASE (“First Amendment”) is made as of the ____ day of _____, 2018, by and between **THE MILWAUKEE BOARD OF SCHOOL DIRECTORS** (hereinafter “the Board”) and **LIT'L SCHOLARS DAY CARE** (hereinafter “Lessee”).

RECITALS

WHEREAS, the Board and Lessee entered into that certain Lease dated August 30, 2013; and

WHEREAS, the Board and Lessee wish to amend the Lease as set forth below.

NOW, THEREFORE, the parties hereto agree as follows (all capitalized terms used but not defined herein shall have the meaning set forth in the Lease):

1. Section 2 of the Lease is hereby deleted and replaced with the following:
 2. TERM The term shall commence on September 1, 2018 and will terminate on August 31, 2023, except either party may terminate the lease by providing the other party 60-day written notice of termination. Upon termination, Lessee shall vacate the Premises in a manner consistent with the terms and conditions of this Lease.
2. Section 5 of the Lease is hereby deleted and replaced with the following:
 5. RENTAL: Lessee shall pay a rental fee to the Board as follows:
 - a. Year one: \$38,973. Year two: \$39,753. Year three: \$40,548. Year four: \$41,359. Year five: \$42,186. Rent shall be payable in twelve (12) equal monthly payments on the first of each month.

[Signatures appear on following page]

**Signature Page to First Amendment of Lease Agreement Between
the Milwaukee Board of School Directors
and
Lit'l Scholars Day Care
at
Thurston Woods Campus
Located at 3320 West Wren Avenue**

IN WITNESS WHEREOF, the parties hereunto set their hands and seals the day and year first above written.

**LESSOR:
MILWAUKEE BOARD OF
SCHOOL DIRECTORS**

Mark A. Sain
President
Milwaukee Board of School Directors

Keith P. Posley, Ed.D.
Interim Superintendent of Schools

**LESSEE:
LIT'L SCHOLARS DAY CARE**

Erma Belin
Sole Proprietor