

SECOND AMENDMENT TO AMENDED AND RESTATED LEASE AGREEMENT
BETWEEN
THE CITY OF CORAL GABLES AND CORAL GABLES CINEMATEQUE, INC.

This Second Amendment ("Amendment") to the Amended and Restated Lease Agreement entered into as of this ___ day of _____, 2016, by and between the City of Coral Gables (the "Landlord") and Coral Gables Cinemateque, Inc., a Florida Not-For-Profit Corporation, (the "Tenant") provides for the early exercise of Tenant's option to renew the lease term (the "Term") of the Amended and Restated Agreement (the "Agreement"). The Landlord and Tenant shall be collectively referred to as "Parties."

RECITALS

WHEREAS, the Landlord and Tenant entered into an Amended and Restated Agreement on September 28, 2010, as amended by an Amendment dated November 4, 2015 (collectively the "Lease"), concerning the real property at 260 Aragon Avenue, Coral Gables, Florida, and as is more particularly described in the Lease as the "Premises"; and

WHEREAS, the term of the Agreement commenced on October 1, 2010 and continues through September 30, 2020, unless extended or terminated by the Parties; and

WHEREAS, Pursuant to the Agreement, Tenant has the option to renew the Agreement for two (2) successive periods of five (5) years each, upon the same terms and conditions set forth in the Agreement, by giving the Landlord written notice of the intent to renew; and

WHEREAS, Tenant submitted such written notice of its intent to exercise early its option to renew the term of the Agreement, for one successive term of five (5) years to the Landlord on March 4, 2016; and

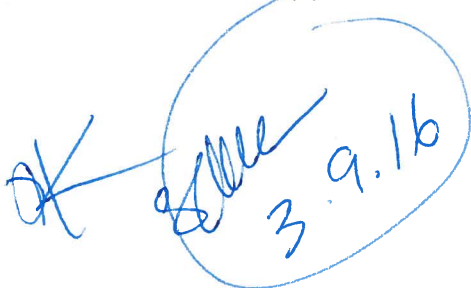
WHEREAS, the Landlord, in accordance with the terms of the Agreement, determined that the Tenant has observed and performed all of the covenants, agreements and other obligations, as required by the Agreement; and

WHEREAS, based on the above, the Landlord agrees to allow Tenant to exercise one five (5) year renewal option early; and

WHEREAS, as a result of the early exercise of Tenant's option to renew, the new lease term is through September 30, 2025; and

WHEREAS, section XLIV of the Agreement allows modification to its terms where in writing and executed by the Parties;

NOW THEREFORE, the Parties agree to modify the Agreement to allow the Tenant to exercise the first five (5) year renewal to the Agreement as set forth below:

AK  3.9.16

1. Tenant exercises its first five (5) year renewal option with the Landlord's consent. The Parties agree to allow the renewal option to be exercised earlier than the Agreement would otherwise permit. This modification does not set any precedent as to the procedure for exercising the second renewal option, which can only be exercised in the manner and at the time set out in Section VI of the Agreement.
2. The Term of the Agreement now ends on September 30, 2025 with one renewal option remaining.
3. Except as otherwise provided herein, all terms and conditions of the Agreement shall remain in full force and effect. The procedures for any future renewals shall remain as stated in the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date first written above.

CITY:
CITY OF CORAL GABLES,
a Florida Municipal Corporation

ATTEST:

Cathy Swanson-Rivenbark
City Manager

Walter J. Foeman
City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Craig E. Leen
City Attorney

ATTEST/WITNESS

Name: Mariana Price

Name: DARA Lewis

TENANT:
CORAL GABLES CINEMATEQUE, INC.

By: _____
Name: Steven Kraus

Title: President