

FIRST AMENDMENT OF LEASE

This First Amendment of Lease is entered of this 18th day of May 2021 by and between the **ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE** on behalf and for the benefit of St. Stephen of Hungary Church in Los Angeles (“Lessor”), and **THE ACCELERATED CHARTER ELEMENTARY SCHOOL**, a public charter school (“Lessee”).

The parties hereto are the parties to that certain lease dated April 10, 2019 (“Lease”), covering the premises located at 119 E. 37th Street, Los Angeles, CA 90011 (“Premises”). The parties hereto desire to amend the Lease.

NOW, THEREFORE, the parties hereto hereby *agree* as follows:

- 1. **Term.** The term of this Lease shall be extended for two year commencing July 1, 2021 and ending June 30, 2023.
- 2. **Rent.** Rent shall remain at the current rate of \$5,150.00 per month payable in advance on the first day of each month.
- 3. **Others.** Except as amended hereby, all other terms, covenants and provisions of the Lease are and shall remain in full force and effect during the extended term of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this First Amendment of Lease as of the date first above written.

LESSOR: **THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE** on behalf of and for the benefit of St. Stephen of Hungary Church, Los Angeles

By: _____ Date: _____
Michael T. Davitt
Director of Real Estate

APPROVAL: **ST. STEPHEN OF HUNGARY CHURCH, LOS ANGELES**

By: _____ Date: _____
Msgr. Timothy Dyer
Pastor

LESSEE: **THE ACCELERATED CHARTER ELEMENTARY SCHOOL, a public charter school**

By: _____ Date: _____