

LEASE AGREEMENT

PROFESSIONAL OFFICE SPACE

AT

COPPER MOUNTAIN INN, INC.

AMENDMENT "F"

Effective February 01, 2001, Copper Mountain Inn, Inc. and Gila County entered into an agreement whereby Gila County leases office space located at 1100 Monroe Street, Globe, Arizona. The agreement is automatically renewed every year unless sixty (60) days written notice is received by either part to terminate.

There have been multiple amendments (items) made to the agreement as follows:

- Item "A", Board approved February 27, 2001, original agreement under Owner's previous name of Mountain Professional Office Building.
- Item "B", Board approved May 31, 2001, added 2,513 square feet to existing lease amount and Owner name changed to Copper Mountain Inn, Inc.
- Item "C", Board approved September 25, 2001, changed the rate per square foot charged for the office area occupied by AHCCS.
- Item "D", Board approved February 02, 2003, extended lease through July 31, 2003 with automatic renewals every year thereafter unless either party gives a sixty (60) day notice to the other to terminate.
- Item "E", Board approved December 06, 2011, reflected the correct amount charged per square foot and the square feet currently occupied by the County. The amount of space being leased is 9,213 square feet at a rate of \$1.32166612 per square foot for a monthly total of \$12,176.51.

- Item "F" shall reflect a ten (10) percent increase in rent from Copper Mountain, Inn. The new per square foot price is \$1.45383269 for 9,213 square feet for a monthly total of \$13,394.16. Copper Mountain Inn has experienced price increases from the utility vendors over the past years and feels the need to pass the extra expense onto the County. This is the first time Copper Mountain Inn has requested a rent increase.

This lease agreement is subject to cancellation provisions pursuant to A.R.S. §38-511.

IN WITNESS THEREOF, both parties hereby execute this Amendment this 5th day of February, 2013.

COPPER MOUNTAIN INN, INC.

Paula Mitchell

Authorized Representative

Paula Mitchell

Print Name

Administrator

Position

GILA COUNTY

GILA COUNTY BOARD OF SUPERVISORS

Michael A. Pastor

Michael A. Pastor, Chairman, Board of Supervisors

Date: 2/5/13

ATTEST

Marian Sheppard

Marian Sheppard, Chief Deputy Clerk of the Board

APPROVED AS TO FORM:

Bryan B. Chambers

Bryan B. Chambers, Deputy Attorney Principal
for Bradley D. Beauchamp, County Attorney