

EXHIBIT B

CHRISTINA MAGRÁNS

Attorney
City of Knoxville

Document No. C-23-0216

FIRST LEASE AMENDMENT

THIS FIRST LEASE AMENDMENT to Document No. C-23-0216 is made by and between **BOGHANI PROPERTIES LLC**, a limited liability company organized and existing under the laws of the State of Tennessee with its principal office now at 230 South Roane Street, Harriman, Tennessee 37748 ("Owner" or "Landlord") and **THE CITY OF KNOXVILLE**, a municipal corporation organized and existing under the laws of the State of Tennessee with its principal office at 400 West Main Street, Knoxville, Tennessee 37902 ("Tenant"). This First Lease Amendment modifies the Lease known as Document No. C-23-0216 as follows:

WITNESSETH:

WHEREAS, the parties listed above previously entered into a Lease known as Document No. C-23-0216 on July 19, 2023 (the "Lease"); and

WHEREAS, the parties desire to redefine the "premises" area as more specifically described herein; and

WHEREAS, the parties desire to extend the term of the lease through December 31, 2050.

NOW, THEREFORE, the Tenant and Owner, for the mutual considerations stated herein, agree as modify the Lease known as Document No. C-23-0216 as follows:

1. **Section 1.1 Premises** is hereby amended by deleting the same in its entirety and substituting in lieu thereof the following:

Premises. The term "Premises" shall mean 100 South Gay Street and basement space, known as The Emporium Center for the Arts and Culture Alliance, and 32,927 square feet of Units B 10, B

101, B 103, B 104, B 105, 103, 104, and 105 of the Emporium Building located at 100 South Gay Street, as further described on the attached Exhibit A, which is incorporated by reference and made a part of this Agreement as if fully stated herein.

2. **2.1 Base Term.** The base term is hereby amended so as to reflect the new expiration date of the Lease Agreement to be December 31, 2050, with no renewal options.

WITH THE EXCEPTION OF THE ABOVE-SPECIFIED MODIFICATION, ALL OTHER ARTICLES OF SAID ORIGINAL AGREEMENT WILL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the Tenant and Owner have executed this First Lease Amendment as of the latest of the below-written dates.

APPROVED AS TO FORM:

THE CITY OF KNOXVILLE

CHARLES W. SWANSON
LAW DIRECTOR

By: _____
INDYA KINCANNON
MAYOR

Dated: _____, 2025

FUNDS CERTIFIED:

BOGHANI PROPERTIES LLC

BOYCE EVANS
FINANCE DIRECTOR

By: _____

Name: _____

Title: _____

Dated: _____, 2025