TABLE OF CONTENTS

8th Lease Year	$71,946	$5,995.50
9th Lease Year	$73,385	$6,115.42
10th Lease Year	$74,853	$6,237.75

* If the first year of the Term is a partial calendar year consisting of six (6) months or less, then the Monthly Rent shall be the 1st Partial Lease Year Monthly Rent set forth above. If the first year of the Term is a partial year consisting of more than six (6) months, then the Monthly Rent shall be the 1st Lease Year Monthly Rent set forth above. For illustration purposes only, (x) if the Initial Commencement Date occurs on or after July 1, 2025 and before January 1, 2026, then 2025 shall constitute the 1st Partial Lease Year and Monthly Rent shall be the 1st Partial Lease Year Monthly Rent set forth above and 2026 shall constitute the 1st Lease Year and the Monthly Rent shall be the 1st Lease Year Monthly Rent set forth above and (y) if the Initial Commencement Date occurs after December 31, 2024 and on or before June 30, 2025, then 2025 shall constitute the 1st Lease Year and Monthly Rent shall be the 1st Lease Year Monthly Rent set forth above and 2026 shall constitute the 2nd Lease Year and Monthly Rent shall be the 2nd Lease Year Monthly Rent set forth above.

(a) The Rent is deemed gross rent and represents the entire amount payable each year as set forth above for use and occupancy of the Premises (including all Common Areas (as defined below) and Amenities (as defined below), except those Amenities, if any, for which an additional fee shall be charged as identified on Exhibit B attached hereto and incorporated herein). Unless otherwise directed by Landlord in writing, Rent shall be made payable to Landlord and sent to the following address:

CFC-MB I, LLC
333 N. Wilmont Rd
Ste. 227
Tucson, AZ 85711
Attention: Gary Molenda

(b) In the event that any payment for Rent due to Landlord from Tenant under this Lease is not paid within five (5) business days of the date due, then interest shall accrue on the unpaid balance until paid at a rate equal to ten percent (10%) per annum.

1.6 **"Amenities"**: Tenant shall have the right to use on a non-exclusive basis, the amenities listed on Exhibit B attached hereto and incorporated herein by reference (the "**Amenities**"), which Amenities shall be provided at Landlord's sole cost and expense.

1.7 "**Restricted Uses**" and "**Ffivetenants**"**:** The Premises can only be used by the City for uses specific to City business or it may be subleased to and/or managed by, without Landlord's approval but with prior written notice to Landlord, not-for-profit/tax exempt entities existing and operating under 26 U.S.C. 501(c)3, preferably with a cultural or performing arts purpose, such subtenants or managers hereinafter referred to as "**Eligible Subtenants**" and individually as an "**Eligible Subtenant.**" Tenant understands and agrees that no part of the Premises may be subleased by Tenant to, or managed by, third parties other than Eligible Subtenants without prior