

**AGREEMENT FOR
EXTENSION OF LEASE TERM**

This Agreement for Extension of Lease Term ("Agreement") is made as of the _____ day of February, 2020 by and between the TOWN OF ARLINGTON ("Landlord") by the Arlington Redevelopment Board, and ARLINGTON RETIREMENT BOARD ("Tenant").

WHEREAS, the Landlord has leased to Tenant the Ground Floor Right Office, of the building known as the Central School located at 20 Academy Street, Arlington, Middlesex County, Massachusetts ("Demised Premises") under Lease dated as of July 1, 2016, ("Lease") and amended on July 1, 2019;

WHEREAS, the Landlord and Tenant are desirous of extending the Term of the Lease until 11:59 P.M. on December 31, 2019;

WHEREAS, the Landlord has leased to Tenant, 400 square feet in Suite 202A, of the building known as the Central School located at 20 Academy Street, Arlington, Middlesex County, Massachusetts ("Demised Premises") under Lease dated as of July 1, 2016, ("Lease"), beginning on March 1, 2020;

WHEREAS, the Landlord and Tenant are desirous of extending the Term of the Lease until 11:59 P.M. on June 30, 2020;

NOW THEREFORE, for the Ground Floor Right suite shall be rented for ONE-THOUSAND THREE-HUNDRED SIXTY-THREE DOLLARS AND NINETEEN CENTS (\$1,363.19) per month and Suite 202A shall be

rented for SEVEN-HUNDRED FIFTY-FIVE DOLLARS (\$755.00) per month and for other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, the Landlord and Tenant hereby agree as follows:

1. Any capital or cosmetic improvements made by the tenant shall be reviewed and approved prior to carrying out work in Suite 202A.
2. The full Term of the Lease is hereby extended and shall expire at 11:59 P.M. on June 30, 2020, unless the Term shall sooner terminate pursuant to the provisions of the Lease.
3. All other terms and provisions of the Lease are to remain in full force and effect and are unmodified by the provisions hereof.

IN WITNESS WHEREOF, Landlord and Tenant have executed, sealed and delivered this Agreement as of the day and year first above written.

WITNESS TO SIGNATURES: _____

By: Town of Arlington
Arlington Redevelopment Board

By: Arlington Retirement Board