



FIRST AMENDMENT TO GROUND LEASE

This First Amendment to the Ground Lease is entered into as of the Effective Date, as defined below, by and between the Board of County Commissioners of Archuleta County, Colorado, located at P.O. Box 1507, Pagosa Springs, CO 81147 (hereinafter "Landlord") and the Archuleta County Housing Authority, located at P.O. Box 1463, Pagosa Springs, CO 81147 (hereinafter "Tenant"). Landlord and Tenant are together referred to in this Lease as the "Parties."

WHEREAS, Landlord and Tenant entered into a Ground Lease (the "Lease"), effective April 2, 2019; and,

WHEREAS, Landlord and Tenant have agreed to amend the Lease to add language required in order to qualify for tax credits from the Colorado Housing and Finance Authority; and,

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

I. Amendments of Section 4. **USE OF PREMISES:**

Section 4 b., is amended by adding the following sentence to the end of the paragraph:

Residential tenants may not be evicted without cause and their gross rent shall not be raised during the three (3) year period after termination of the Land Use Restriction Agreement either by foreclosure or deed in lieu of thereafter.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Ground Lease the day and year set forth below.

LANDLORD:

TENANT:

BOARD OF COUNTY COMMISSIONERS OF
ARCHULETA COUNTY,
STATE OF COLORADO

ARCHULETA COUNTY
HOUSING AUTHORITY






By: Ronnie Maez
Its: Chair

By: John Egan
Its: Board President

ATTEST:



Kristy Archuleta, County Clerk & Recorder

