

**AMENDMENT NO. 1  
TO LEASE AGREEMENT  
BETWEEN SANTA FE COUNTY AND  
HANDS ACROSS CULTURES CORPORATION**

**THIS AMENDMENT NO. 1** is made and entered into as of this 20 day of AUGUST, 2012, by and between **Santa Fe County**, a political subdivision of the State of New Mexico (hereinafter "Lessor"), and **Hands Across Cultures Corporation** (hereinafter "Lessee"), a nonprofit entity hereinafter referred to as "Lessee."

**WHEREAS**, on February 27, 2010, Lessor entered into Agreement #21-0143-CHED with Lessee for the purpose of Lessee's lease of a facility in which to operate a multi-purpose teen center in northern Santa Fe County;

**WHEREAS**, the Term of Agreement #21-0143-CHED is 25 years beginning May 1, 2001 and expiring March 31, 2026;

**WHEREAS**, Paragraph 33 of Agreement #21-0143 permits the Lessee and Lessor to amend the Agreement by a written instrument approved by the parties;

**WHEREAS**, the parties desire to enter into this Amendment No. 1 to amend the lease term and adjust Lessee's lease payment schedule.

**NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

1. Paragraph 3 (Term of Lease) is deleted in its entirety and replaced with the following:

3. TERM OF LEASE. The term of this Lease Agreement shall be for a period of one (1) year beginning July 1, 2012 and ending June 30, 2013.

2. Paragraph 4 (Payment) is deleted in its entirety and replaced with the following:

4. PAYMENT Pursuant to Amendment No. 1 of this Lease Agreement, upon the execution of this Amendment, Lessee shall pay to Lessor as monthly rent for 492 square feet of office space and certain utilities as follows:

(A) Four Hundred (\$400.00) dollars per month for the months of July, August, September, October, November and December 2012;

(B) Two Hundred (\$200.00) dollars per month for the months of January, February, March, April, May and June 2013; and

(C) One Hundred (\$100.00) dollars per month for propane, electricity and water utilities for 12 months (July 2012 through June 30, 2013).

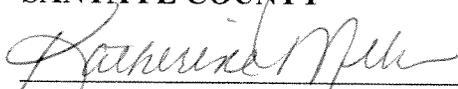
3. Paragraph 5 (Authority to Operate) is amended by deleting the reference to "twenty-five" and replace it with the word "one."
4. Paragraph 20 (Utilities and Fees) is deleted in its entirety and replaced with the following:
  20. UTILITIES AND FEES. During the term of this Agreement, Lessee's payment for propane, electricity and water shall be made to Lessor in conformity with Paragraph 4(C) of this Agreement.

During the term of this Agreement, Lessee shall be responsible for payment of any other fees or expenses including but not limited to garbage or waste pickup services, sewage, telephone, internet, cable, and all other charges or fees incurred in connection with Lessee's use of the Facility and to save harmless Lessor therefrom.

4. All other provisions of Agreement #21-0143-CHED not specifically amended by this Amendment No. 1 remain in full force and effect.

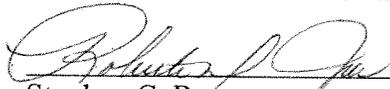
**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first written above.

**SANTA FE COUNTY**

  
\_\_\_\_\_  
Katherine Miller, County Manager

8.5.12  
Date

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Stephen C. Ross  
Santa Fe County Attorney

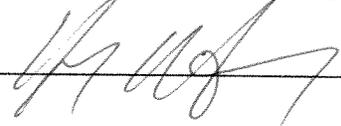
August 13, 2012  
Date

**FINANCE DEPARTMENT APPROVAL:**

  
\_\_\_\_\_  
Teresa C. Martinez  
Santa Fe County Finance Director

9/5/12  
Date

**HANDS ACROSS CULTURES CORPORATION**

  
\_\_\_\_\_

8-20-12  
Date