

EXHIBIT A

**FIRST AMENDMENT TO LEASE AGREEMENT
BETWEEN
NEW PLAZA MANAGEMENT, LLC.
AND
COUNTY OF SUMMIT, OHIO**

LEASE OF LAND LOCATED AT 10333 NORTHFIELD ROAD, UNIT 152
NORTHFIELD VILLAGE, OHIO 44067

It is hereby mutually agreed between New Plaza Management, LLC, (Landlord) an Ohio Limited Liability Company and the County of Summit, Ohio (Tenant), an Ohio Municipality, that the lease (Lease), executed in June of 2020, shall be amended as follows:

3. TERM.

- (a) The "Commencement Date" of the term of this Lease shall be July 1, 2020. Fixed Minimum Rent shall commence as set forth in Paragraph 4 below.
- (b) The term of this Lease shall be for a period of 60 Months beginning with the "Commencement Date" and ending on June 30, 2025.
- (c) Landlord and Tenant have agreed to extend the Lease for an additional 36 Months, from July 1, 2025 until June 30, 2028.

4. FIXED MINIMUM RENT.

- (a) Tenant's obligations to pay Fixed Minimum Rent and Additional Charges, shall begin on the Commencement Date of this Lease, ("Rent Commencement Date") Tenant is currently in possession of the Premises. Tenant agrees without demand, and without deduction, set off or counterclaim, to pay to Landlord at such place as Landlord may from time to time designate as Fixed Minimum Rent for the Premises during the term of this Lease the following amounts each in advance upon the first day of each and every calendar month.:

Rent: \$6.25 per square foot for 1,960 square feet or \$1,020.83/month,

\$12,250.00/year and \$61,250.00 for the first 66-months of the term.

\$8.00 per square foot for 1,960 square feet or \$1,306.67/month, \$15,680.04/year from January 1, 2026 until June 30, 2028.

All Payments, including Rent and Common Area Charges, due to the Landlord will be directed to:

New Plaza Management LLC.
10333 Northfield Rd., Unit 74C
Northfield, OH 44067

5. ADDITIONAL CHARGES.

In addition to all other rents payable hereunder, Tenant agrees to pay to Landlord, at the times hereinafter set forth, without deduction, set-off, counterclaim or abatement, the following Common Area Charge, deemed to be rent for all purposes of this Lease, the nonpayment of which shall be subject to all provisions of this Lease and of law as to default in the payment of rent or other sums of money: The Common Area Charge referred to herein shall be capped at \$1.75 per square foot for the first 60-months term of the Lease, and includes the items listed below. The Common Area Charge shall be \$1.75 square foot for 1,960 square feet or \$285.83 per month, or \$3,430.00/year and \$17,150.00 for the 60 month term. The Common Area Charge will stay at \$1.75 square foot, \$285.83 per month, for the remainder of 2025. Beginning on January 1, 2026, the Common Area Charge will be \$2.00 per square foot for 1,960 square feet or \$326.67 per month or \$3920.04/year.

The rest of Section 5(a)-(c) remains unchanged.

38. OPTION TO EXTEND TERM.

Landlord and Tenant agree to extend the term of the lease, commencing on July 1, 2020 and ending June 30, 2025, an additional 3 years, from July 1, 2025 to June 30, 2028, with Minimum Rent and Common Area Charges as set forth above. Tenant's electronic signature will have the same legal effect as if handwritten.

All other terms and conditions of LEASE not inconsistent with the amended paragraphs remain unchanged.

(End of text. Execution on following page.)

IN WITNESS WHEREOF, the parties hereby sign this Lease Amendment:

"LANDLORD"

NEW PLAZA MANAGEMENT, LLC.

By:

STATE OF _____)
) ss:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared the above named NEW PLAZA MANAGEMENT, LLC, by Howard Shafron, its Managing Member, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, _____, this _____ day of _____, 2025.

Notary Public

"TENANT"

COUNTY OF SUMMIT, OHIO

By: Ilene Shapiro, Executive

APPROVED AS TO FORM:

Brian Harnak
Director, Department of Law, Insurance
and Risk Management