

LEASE AMENDMENT AND EXTENSION AGREEMENT

This Lease Amendment and Extension Agreement (this “Amendment”) is made and entered into as of June ___, 2026 (the “Amendment Effective Date”), by and between CITY OF MURFREESBORO, a municipal corporation organized pursuant to the laws of the state of Tennessee and located in Rutherford County (“Lessor”), on behalf of Murfreesboro City Schools (“MCS”), and READ TO SUCCEED, INC., a non-profit Tennessee corporation (“Lessee”).

RECITALS

WHEREAS, Lessor and Lessee are parties to that certain Lease Agreement made and entered into on June 6, 2025 (the “Original Lease”), by which Lessor leased to Lessee the vacant office space located at 910-A Ridgely Road, in the 13th Civil District of Rutherford County and in the City of Murfreesboro, Tennessee (the “Premises”). The Original Lease is dated June 6, 2025, is between City of Murfreesboro (on behalf of Murfreesboro City Schools) as Lessor and Read To Succeed, Inc. as Lessee, and covers office space located at 910-A Ridgely Road, in the 13th Civil District of Rutherford County and in the City of Murfreesboro, Tennessee;

WHEREAS, the Original Lease provides for an initial one-year term from July 1, 2025 to June 30, 2026 (the “Initial Lease Term”), and states that the parties may extend the Lease for additional one-year terms by mutual written agreement; and,

WHEREAS, Lessor and Lessee desire to extend the term of the Original Lease for one additional year and to amend the Original Lease as set forth herein, with all other terms and conditions of the Original Lease to remain in full force and effect except as expressly modified by this Amendment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. **Definitions; Incorporation.** Capitalized terms used but not defined in this Amendment have the meanings ascribed to them in the Original Lease. The recitals are incorporated into this Amendment as agreements of the parties.

2. **Extension of Lease Term.** The term of the Original Lease is hereby extended for one (1) additional year, commencing on July 1, 2026, immediately following the current expiration of the Initial Lease Term, and expiring on June 30, 2027 (the “Extended Term”)

3. **No Automatic Renewal.** For avoidance of doubt, if Lessee remains in possession after expiration of the Extended Term without a further written extension, Lessee shall be a tenant at will and there shall be no automatic renewal by operation of law, as provided in the Original Lease

4. **Rent and Monetary Terms During Extended Term.** The monthly rent as set forth in the Lease shall remain unchanged during the Extension Term. All monetary terms of the Lease, including without limitation the treatment of utilities during the term, and any other charges or

monetary obligations allocated between the Parties in the Lease, shall remain unchanged and continue in full force and effect during the Extension Term as set forth in the Lease.

5. **No Other Amendments; Continued Effect.** Except as expressly amended by this Amendment, all terms, provisions, covenants, and conditions of the Original Lease remain unmodified and in full force and effect and are hereby ratified and confirmed. In the event of any conflict between this Amendment and the Original Lease, this Amendment shall control solely with respect to the subject matter hereof.

6. **Representations.** Each party represents and warrants that: (a) it is duly formed, validly existing, and in good standing under the laws of its jurisdiction of organization; (b) it has full right, power, and authority to execute, deliver, and perform this Amendment; and (c) this Amendment has been duly authorized by all necessary action and constitutes a valid and binding obligation enforceable against such party in accordance with its terms. Lessee reaffirms its obligations regarding insurance, compliance, use, and all covenants under the Original Lease during the Extended Term. The Original Lease requires, among other things, commercial liability insurance with a combined single limit not less than \$1,000,000 naming Lessor and MCS as additional insureds and provides for annual review and potential adjustment of minimum limits by Lessor.

7. **Integration.** This Amendment and the Original Lease constitute the entire agreement of the parties with respect to the subject matter of this Amendment. There are no representations, inducements, promises, or agreements, oral or otherwise, not embodied herein or in the Original Lease. The Original Lease contains an integration clause stating it contains the entire agreement of the parties and that no representations, inducements, promises or agreements, oral or otherwise, not embodied therein, shall be of any force or effect.

8. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together constitute one and the same instrument. Signatures delivered by facsimile, PDF, or other reliable electronic means (including via electronic signature platform) shall be deemed original signatures for all purposes, and the parties consent to the use of electronic signatures and records in connection with this Amendment and the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

SIGNATURE PAGE FOLLOWS

LESSOR:
CITY OF MURFREESBORO

By: _____

Name: _____

Title: _____

Date: _____

LESSEE: READ TO SUCCEED, INC.

By: _____

Name: _____

Title: _____

Date: _____

MURFREESBORO CITY SCHOOLS (MCS)

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form:

Jeffrey L. Peach, City Attorney