

**FIRST AMENDMENT TO THE LEASE AGREEMENT
BETWEEN
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
AND
LITTLE BIG PROPERTIES, LLC**

WHEREAS, Ordinance No. BL2023-1840 approved a Lease Agreement between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (“Lessee”) and LITTLE BIG PROPERTIES, LLC (“Lessor”), for office space located at 150 2nd Avenue North, Nashville, Tennessee; and,

WHEREAS, pursuant to Section 1 of the Lease Agreement, the leased premises is to be used and occupied for general office use for the Metropolitan Government of Nashville and Davidson County and for no other purpose without the prior written consent of the Lessor; and,

WHEREAS, the parties desire to amend the Lease Agreement to allow the leased premises also to be used for public meetings of the Metropolitan Government of Nashville and Davidson County.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

- I. Section 1 of the Lease Agreement is hereby amended by deleting the section in its entirety and substituting and replacing it with the following:

1. ***Occupancy and Use.***

Tenant may use and occupy the Premises for general office use and related uses, including, but not limited to, public meetings of the Metropolitan Government of Nashville and Davidson County, and for no other purpose without Landlord's prior written consent. In addition to the foregoing use restrictions, Tenant agrees to comply with all applicable restrictions and covenants affecting the Building and the Premises. No part of the Building may be used for purposes other than as allowed by applicable zoning laws. Tenant shall not abandon the Premises at any time during the Term, and if Tenant shall abandon or surrender the Premises or be dispossessed by process of law, or otherwise, any personal property belonging to Tenant and left on the Premises shall, at the option of Landlord, be deemed to be abandoned and title thereto shall thereupon pass to Landlord.

- II. Except as modified by this Amendment, all terms and conditions set forth in the Lease Agreement shall remain in full force.

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**THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON
COUNTY**

Abraham Wescott

Abraham Wescott, Director
Public Property Administration

**LITTLE BIG PROPERTIES, LLC
BY: JEFFREY WELK
ITS: PRESIDENT**

Jeffrey Welk

Jeffrey Welk, President

**APPROVED AS TO AVAILABILITY
OF FUNDS:**

Jenneen Reed M JW

Jenneen Reed, Director
Department of Finance

**APPROVED AS TO FORM AND
LEGALITY:**

Matthew Garth

Assistant Metropolitan Attorney

**FILED IN THE OFFICE OF THE
METROPOLITAN CLERK:**

DATE: _____