

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (the "Amendment") is made as of October 24, 2016 by and between **CRAWFORD CENTRAL SCHOOL DISTRICT**, with its principal place of business at 11280 Mercer Pike, Meadville, PA 16335, referred to herein as "Landlord," and **CHILD DEVELOPMENT CENTERS, INC.**, with its principal place of business at 631 12th Street, Franklin, Pennsylvania 16323, referred to herein as the "Tenant."

WHEREAS, Landlord and Tenant are parties to a Lease Agreement dated July 18, 2016 (the "Lease") (capitalized terms used in this Amendment which are not defined herein shall have the meaning given to them in the Lease);

WHEREAS, the parties desire to amend the Lease in accordance with the terms of this Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and intending to be legally bound hereby, the parties hereto agree as follows:

1. Effective Date of Amendment. The parties agree that this Amendment shall become effective on October 24, 2016 (the "Effective Date") and shall in no way affect or alter the Term of the Lease as more fully set forth in the Lease.

2. Leased Premises. Article I, Paragraph 4 of the Lease is hereby amended and restated to provide as follows:

In addition to the classroom space, the Tenant shall also have nonexclusive rights to use the hallway(s), bathroom(s), cafeteria(s) and playground(s) as designated by the Landlord in **Exhibit A** in common with the Landlord and other tenants of the Landlord. The times and other conditions that the Tenant may use the hallway(s), bathroom(s), cafeteria(s) and playground(s) are set forth in a statement, which is attached hereto and made a part hereof as **Exhibit B**.

In addition to the foregoing, the Tenant shall also have nonexclusive rights to use the gymnasium and stage area on weekdays for an initial fee of two hundred dollars (\$200.00) to be paid by the Tenant to the Landlord on or before October 24, 2016. From November 1, 2016 until the date of termination of the Lease, the Tenant shall pay the Landlord the sum of three hundred dollars (\$300.00) per month for the nonexclusive rights to use the gymnasium and stage area with the first monthly payment due and owing to the Landlord on or before November 1, 2016 and all subsequent payments to be made by the Tenant to the Landlord on or before the first day of each and every month thereafter until the date the Lease between the parties is terminated.

The Tenant must make arrangements with the Landlord's other tenants regarding the times during the weekday that they will each

use the gymnasium and stage area. In the event that the Tenant and the other tenants are unable to reach an agreement as to the time of each party's use of the gymnasium and stage area, then the Landlord will make the decision as to the times during the weekday that the Tenant and the other tenants may use the gymnasium and stage area.

The Tenant must have an adult present at all times that the gymnasium and stage area are being used by the Tenant.

3. Effect on Lease. All other terms and conditions set forth in the Lease, except as amended herein, are confirmed, restated and incorporated herein by reference.

4. Authorization. The undersigned do hereby certify that each is fully authorized and empowered to execute this Amendment and to bind the Landlord and the Tenant, respectively hereto, and do in fact so execute this Amendment.

5. Severability. If any term or provision of this Amendment shall to any extent be held invalid or unenforceable, the remaining terms and provisions of this Amendment shall not be affected thereby, but each term and provision of this Amendment shall be valid and be enforced to the fullest extent permitted by law.

6. Counterparts. This Amendment may be executed in several or separate counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

7. Binding Effect. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Landlord and Tenant hereto execute this Amendment as of the date first above written.

ATTEST:

LANDLORD:

CRAWFORD CENTRAL SCHOOL DISTRICT

Lisa L. Pittner, Secretary of the Board of School Directors

By: _____
Jan A. Feleppa, President of the Board of School Directors

WITNESS/ATTEST:

TENANT:

CHILD DEVELOPMENT CENTERS, INC.

By: _____