

This instrument prepared by:  
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Attorney At Law  
236 Miller Ave. Suite 103  
Crossville, TN 38555

### LEASE ADDENDUM

**THIS LEASE ADDENDUM** (the "Addendum") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between **THE CITY OF CROSSVILLE, TENNESSEE** (hereinafter referred to as "Lessor") and the Cumberland Artisans of Tennessee Studio (hereinafter referred to as "Lessee").

Lessor and Lessee are parties to a Lease dated August 15, 2014, which Lease is incorporated herein by reference.

### W I T N E S S E T H

In further consideration of the notice given by the Lessee to the Lessor to exercise a certain renewal option, and in further consideration of the rent reserved and the covenants contained in the Lease Agreement, it is agreed that said Lease Agreement is hereby modified, but only as hereinafter specifically set forth:

1. **Term:** Lessee agrees to modify the existing term, as specified in the Lease Agreement, for a renewed term. This term shall be for TWO (2) years, beginning September 1, 2015 and ending on August 31, 2017.
2. **Exhibit A:** Lessee agrees to replace the existing Exhibit A with the newly revised Exhibit A attached hereto.

Except as modified by this Addendum, the terms, conditions, obligations, and covenants of the Lease Agreement remain in effect and are fully enforceable.

**IN WITNESS WHEREOF**, said parties have executed this Addendum in person or by a person thereunto duly authorized and their respective seals to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**LESSOR:**

**THE CITY OF CROSSVILLE**

By: \_\_\_\_\_  
**James Mayberry, Mayor**

**LESSEES:**

**Cumberland Artisans of Tennessee Studio**

By: \_\_\_\_\_

State of Tennessee )  
County of Cumberland )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **James Mayberry**, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Mayor** of **The City of Crossville**, Crossville, Tennessee, the within named Lessor, a municipal corporation, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein expressed by signing the name of the corporation by himself as such Mayor.

WITNESS my signature and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

State of Tennessee )  
County of Cumberland )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, \_\_\_\_\_, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chairman of the Cumberland Artisans of Tennessee Studio, the within named Lessee and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein expressed by signing the name of the Cumberland Artisans of Tennessee Studio by himself as such Chairman.

WITNESS my signature and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

## Exhibit A

### **Proposal for the continued Operation of the "Crossville Depot" by Cumberland Artisans of Tennessee Studio/Gallery (C.A.T.S)**

C.A.T.S. a 503c Co-Op nonprofit formed by Artist in the Cumberland Area to promote and advance the arts in Crossville and surrounding area propose the following.

To operate the "Crossville Depot" as a mini welcome center and art outreach for visitors to and residents of Crossville. This would be done by staffing the Depot on a daily basis our tentative thoughts on hours would be Mon-Fri 10:00am-2:00pm, Sat. 10:00am-2:00pm, other times as events warrant.

We offer a full range of information pamphlets and or handouts from the many entities in our area. In addition we have art work by local artists back in downtown Crossville. We display art by local artists for sale or for the enjoyment of the visitors. We believe that this enhances the downtown experience of both local residents and visitors to our city. We offer Crossville and made in Tennessee souvenir items for sale to promote the city

We are working with the folks participating in the Farmer's Market each Thursday to ensure they have a good experience. We are also exploring the best use for the caboose as we feel that it is an integral part of the Depot experience.

We understand that part of the operation of the Depot entails scheduling and overseeing the rental of the meeting facility, including the cleaning of the facility as necessary to ensure a pleasant experience for the renters. We further understand the importance of the revenue received from such rental to the Rotary Foundation and their scholarship program. As we are taking on the responsibility of staffing and day to day operation we feel that a donation in the amount of \$500 annually and use of the Event Room 4 times a year at no cost to the Rotary Foundation would be a fair agreement.. We would encourage input from the City as to setting a rental agreement and fees for the use of the facility.

We believe that our participation has been an asset to the City of Crossville and to the downtown area. Our Gallery at the Crossville Outlet Mall has been a great success and serves as an extension of the Depot and help direct visitors to the downtown area and to the Depot. We have members with special events experience and with planning/overseeing events.

We request the continued operation of the Depot for a period of two (2) more years.

We have set up a Web-site and are working on a Facebook page to publicize hours of operation and hours available for rental of the meeting room

Thank you for the opportunity to you gave us this past year and we look forward to the next two years.

We look forward to your response. We are excited about continuing relationship with the City of Crossville, and the Rotary Foundation, to offer this experience to the visitors and residents of our town.

If there are any questions or concerns please do not hesitate to contact me.

Regards

Bob Wyrick

For members of

Cumberland Artisans of Tennessee Studio/Gallery.

Phone: 210-5599 business

210-9779 cell