

**SECOND AMENDMENT TO LEASE AGREEMENT  
(Jefferson Station 3)**

THIS SECOND AMENDMENT TO LEASE AGREEMENT is made effective this 9 day of October, 2019 by and between the Stagestop Owners Association, Inc. ("Lessor") and the Jefferson-Como Fire Protection District ("Lessee").

WHEREAS, by Lease Agreement dated January 20, 1997 (the "Lease"), Lessor leases certain real property and improvements located at 493 Stagestop Road (Stagestop outlot A) in Park County, State of Colorado to Lessee; and

WHEREAS, Lessor and Lessee desire to modify the Lease as set forth above.

NOW THEREFORE, in consideration of mutual obligations required hereunder, Lessor and Lessee agree as follows:

1. Paragraph 6 of the Lease Agreement is deleted in its entirety and amended to read as follows:

Insurance. During the term of this Agreement, the following insurance coverage is required:

- (i) Lessee shall carry a policy or policies containing general liability and casualty coverage, covering the structure against loss or damage by fire or other perils, and such policy shall include Lessor as an additional or co-insured. Lessee shall provide to Lessor a certificate of insurance showing such coverage annually or upon renewal of said policies, whichever occurs first, which may be e-mailed to the Lessor. The liability under such insurance shall not be less than \$100,000-\$300,000 for any one person injured or killed and not less than \$500,000 for any one accident and not less than \$25,000-\$50,000 for personal property damage per accident.
  - (ii) In the event of loss or damage by fire or other perils, which loss is covered by the policy referenced above, Lessee shall apply all such insurance proceeds actually received by Lessee to the reconstruction or repair of the Premises and/or property contained therein.
2. Except as herein amended, all terms and provisions of the Lease and First Amendment shall remain unchanged and Lessee's possession shall continue in accordance therewith.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused this Second Amendment to Lease Agreement to be signed on the dates set forth below.

LESSEE:

Jefferson-Como Fire Protection District

By: De Ann Boyle

Date: 10-9-19

LESSOR:

Stagstop Homeowners Association, Inc.

By: Lynda F. Clay

Title: President Stagstop Association BOB

Date: 10/26/19