

AMENDMENT TO LEASE AGREEMENT

This first amendment to the Redlands Theatre Festival Lease agreement ("Lease") dated October 7, 2014, by and between Redlands Theatre Festival, a non-profit corporation ("Lessee") and the City of Redlands, a municipal corporation ("Lessor") is made and entered into this 21st day of April, 2015. City and Lessee are sometimes individually referred to herein as a "Party," and together, as the "Parties."

RECITALS

WHEREAS, on October 7, 2014, the Parties entered into a Lease relating to certain real property known as the "Carriage House" located at Prospect Park; and

WHEREAS, the Redlands Theatre Festival has recently requested revisions to the Lease be made to address the service of alcohol for a variety of third-party bookings, including weddings and other celebrations, at the Carriage House;

NOW, THEREFORE, the Parties agree to amend their Lease as follows:

AGREEMENT

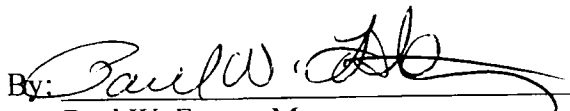
Section 1: Section 4, Use of Premises, of the Lease is hereby amended to add the following:

"D. During the Term of this Lease, Lessee may conduct third party booking events that include the service of alcohol. Vendors that provide such services during third party booking events shall be required to obtain all necessary permits from the California Department of Alcohol Beverage Control, and Lessee shall furnish proof of such permits to Lessor prior to the event. Further, permits shall be readily available for inspection by Redlands police officers during the event."

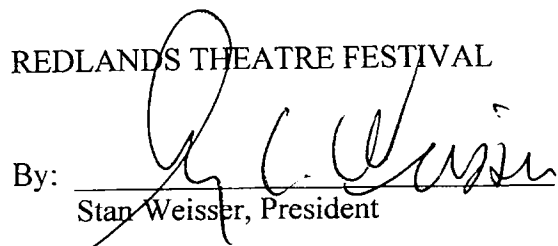
Section 2: All other terms and conditions of the Lease shall remain in full force and effect.

Executed this 21st day of April, 2015 in Redlands, California.

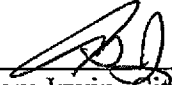
CITY OF REDLANDS

By: 
Paul W. Foster, Mayor

REDLANDS THEATRE FESTIVAL

By: 
Stan Weisser, President

ATTEST:

By:  _____
Sam Irwin, City Clerk