

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (the "Amendment") is made as of August 1, 2018 (the "Effective Date") 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, PA 16323, referred to herein as the "Tenant."

WHEREAS, Landlord and Tenant are parties to a Lease Agreement dated July 18, 2016, which Lease Agreement was amended by virtue of that certain First Amendment to Lease Agreement dated October 24, 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 be effective as of the Effective Date and shall in no way affect or alter the Term of the Lease as more fully set forth in the Lease, except as specifically provided for herein.

2. Leased Premises.

(a) The Exhibit A to the Lease (as referenced in Article I, Paragraphs 2 and 4 of the Lease) is hereby amended and restated in the Exhibit A attached hereto and made a part hereof.

(b) Article I, Paragraph 3 of the Lease is hereby amended and restated to provide as follows:

3. The Leased Premises consists of classrooms with a total rentable square footage of 7,258 square feet on the first and second floors of the Building. The total rentable square footage for all of the classrooms in the Building is 17,837 square feet. Therefore, the Leased Premises comprises 40.7% of the total rentable square footage classroom space in the Building (the "Tenant's Percentage Interest").

3. Rent/Utilities Services. Article III, Paragraph 1 of the Lease is hereby amended and restated to provide as follows:

1. The Tenant agrees to pay the sum of Forty-Four Thousand Four Hundred Eighteen and 96/100 Dollars (\$44,418.96) per year to the Landlord as rent for the Leased Premises (the "Rent") during the remaining Term of this Lease. The Tenant is to

pay the Rent in monthly installments of Three Thousand Seven Hundred One and 58/100 Dollars (\$3,701.58) payable in advance on or before the first day of each month beginning as of the Effective Date and continuing for the remaining Term of this Lease. The Tenant shall make its Rent payments to the Business Manager of Landlord at the address where notices are to be sent as provided in this Lease. The Tenant shall continue to be obligated to pay the sums set forth in the Lease in addition to the Rent set forth herein for the nonexclusive rights to use the gymnasium and stage area.

4. 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.

5. 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.

6. 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.

7. 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.

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

[The Remainder of this Page is Left Intentionally Blank; Signature Page to Follow]

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

WITNESS/ATTEST:

LANDLORD:

CRAWFORD CENTRAL SCHOOL
DISTRICT

By: _____

WITNESS/ATTEST:

TENANT:

CHILD DEVELOPMENT CENTERS, INC.

By: _____

Date signed by Tenant: _____

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