

STATE OF NORTH CAROLINA

AMENDMENT #5

COUNTY OF UNION

This Amendment, made and entered into as of the \_\_\_\_\_, by and between UNION COUNTY, a political subdivision of the State of North Carolina, hereinafter referred to as “Tenant,” and RAYMOND G. SMITH, hereinafter referred to as “Landlord,” shall modify as indicated that Commercial Lease Agreement between the parties dated June 1, 2018, as modified by amendments dated July 19, 2018, July 8, 2021, November 23, 2021, and May 3, 2023, hereinafter referred to as the “Lease.”

W I T N E S S E T H:

WHEREAS, Tenant currently leases from Landlord certain Premises located on Lancaster Avenue in Monroe, NC, which Premises would be utilized for Juvenile Justice offices; and

WHEREAS, the term of the Lease is set to expire on May 31, 2026. The parties now desire to extend the terms of the Lease for an additional two (2) years;

NOW, THEREFORE, in consideration of the parties’ continuing obligations under the Lease and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do each contract and agree with the other as follows:

1. Lease Term. Effective upon the execution of this Amendment, the term of the Lease shall be extended two (2) years, from June 1, 2026 to May 31, 2028 (the “Renewal Term”).
2. Rental Payments. Beginning June 1, 2026, Tenant shall pay Landlord equal monthly installment payments of \$7,600.62. On June 1, 2027, the equal monthly installment payments shall increase by 3%. Landlord and Tenant agree that all of Tenant’s rights in, and obligation to pay rent for, the leased Premises pursuant to the Lease shall terminate as of 11:59 p.m. on May 31, 2028, unless otherwise amended by mutual written consent of the parties.
3. Except as herein amended, the terms and provisions of the Lease shall remain in full force and effect.

*[Remainder of page intentionally left blank. Signatures follow on the next page.]*

IN WITNESS WHEREOF, the parties hereto, acting under authority of their respective governing bodies, have caused this Amendment to be duly executed, this the day and year first above written.

UNION COUNTY

By: \_\_\_\_\_  
Brian Matthews, County Manager

RAYMOND G. SMITH

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

This Instrument Has Been Preaudited In The Manner  
Required By The Local Government Budget And Fiscal  
Control Act

Approved as to Legal Form CGR

\_\_\_\_\_  
Deputy Finance Officer