

SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement is made and entered into this 25th day of August, 2022, by and between the Erie County Technical School located at 8500 Oliver Road, Erie, Pennsylvania 16509 hereinafter referred to as "Lessor", and the Community College of Erie County, 900 State Street, Suite 308, Erie, Pennsylvania 16501, hereinafter referred to as "Lessee".

WHEREAS, Lessor and Lessee entered into a Lease Agreement in August of 2021 for certain portions of the Regional Skills Center Building; and

WHEREAS, Lessor and Lessee entered into an Amendment to Lease Agreement (the "Amendment"), which modified the Leased Premises, Term and Rent;

WHEREAS, in consideration of the mutual covenants and promises herein contained with the intention to be legally bound the parties hereto agree to the following amendment to the Lease Agreement and the Amendment:

1. Article I Leased Premises. Article I Leased Premises was amended by the First Amendment to Lease Agreement to include the wood crafts area to the definition of the Leased Premises. The wood crafts area is to be removed from the definition of the Leased Premises, effective as of July 1, 2022.

2. Article II Term of the Lease. The term of the Lease Agreement and the Amendment is hereby modified to include the period of January 1, 2023 through June 30, 2023.

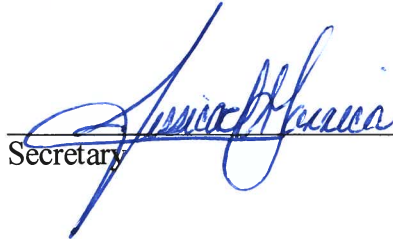
3. Article III Rent. Article III Rent was amended by the First Amendment to Lease Agreement to include a per diem rate for the woods crafts area. The woods crafts area per diem rate is to be stricken as of July 1, 2022.

4. Article XIII Signage. A new Article XIII Signage is to be included in the Lease, which provides for the following:

Lessee shall have the right to install signs on the exterior of the Leased Premises at its expense with Lessor's consent, which shall not be unreasonably withheld, in accordance with applicable laws, regulations and Summit Township ordinances.

5. Incorporation by Reference. All other terms and conditions set forth in the Lease Agreement and Amendment except as modified herein are incorporated by reference and shall continue to be valid and enforceable.

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to Lease Agreement to be executed by its duly authorized officers as to the date here written first above.

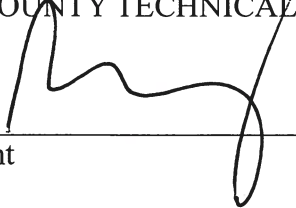

Secretary

DocuSigned by:
Renee Iriana
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Secretary

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LESSOR:
ERIE COUNTY TECHNICAL SCHOOL


President

LESSEE:
COMMUNITY COLLEGE OF ERIE
COUNTY


President