

AMENDMENT TO FACILITY USAGE AGREEMENT

This Amendment to Facility Usage Agreement (the "Amendment") by and between the City of Columbia, Missouri, a municipal corporation (hereinafter "City") and Mortgage Research Center, LLC d/b/a Veterans United Home Loans, 1400 Veterans United Drive, Columbia, Missouri 65203, (hereinafter "VU") is entered into on the date of the last signatory noted below (the "Effective Date").

WITNESSETH:

WHEREAS, City is now the owner of certain real estate, commonly known as the Boone County Fairgrounds, and legally described as:

Tract Number 1 on a survey recorded in Book 4852, Page 155, Boone County records, Boone County, Missouri,

and,

WHEREAS, the parties have a Facility Usage Agreement (the "Agreement") and Addendum to Facility Usage Agreement (the "Addendum") both dated May 18, 2021, which Agreement as amended by the Addendum currently runs through December 31, 2023; and

WHEREAS, the City and VU desire to amend the Agreement and Addendum.

THEREFORE, in consideration of the parties' promises and obligations, the parties agree as follows:

1. **Amendment of Prior Addendum.** The Addendum is terminated and this Amendment shall be in full force and effect as of the Effective Date.
2. **Term.** The term of the Agreement as modified by this Amendment (the Amended Agreement") shall terminate December 31, 2025. Beginning January 2025, unless either party provides written notice to terminate this Amended Agreement by March 31 of each year, the Amended Agreement will automatically renew for subsequent one (1) year periods.
3. **Rent.** Paragraph 3 of the Agreement shall be replaced as follows: The annual rent shall be Forty Thousand Dollars (\$40,000.00) per year payable annually on the first day of each year to the City of Columbia. Rent shall increase by five percent (5%) each year beginning in 2024.

4. **Meter Invoicing.** The last sentence of "Paragraph 6. Utilities" of the Agreement shall be deleted. The City will no longer read the meters and invoice VU for its usage.
5. **Usage of City's Tables and Chairs.** City owns and stores fifty (50) tables and two hundred (200) chairs in the event storeroom on the property and VU shall have access to and use of these tables and chairs for its events at the facility.
6. **Paragraph 11.** Paragraph 11 of the Agreement shall be deleted in its entirety.
7. **Paragraph 14a.** Paragraph 14a of the Agreement shall be amended to read as follows:
 - a. **UPS Parking Area.** As to the area north of the Coliseum leased by UPS, VU shall have the authority to designate to UPS a 14-day period in December of each year, where UPS shall be required to provide such space in the trailer parking areas for VU's annual holiday party, or other major events, so long as VU gives City thirty (30) days advance notice of the event.
8. In the event of any inconsistencies between the Agreement and this Amendment, the terms of the Amendment shall control. Otherwise, the terms of the Agreement shall remain in full force and effect.
9. This Amendment to Facility Usage Agreement is subject to the final approval by the City Council of the City of Columbia, Missouri.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their duly authorized officials and officers on the day and year written below.

CITY OF COLUMBIA, MISSOURI

By: _____
De'Carlton Seewood, City Manager



Date: _____

ATTEST:

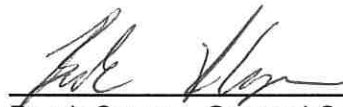
By: _____
Sheela Amin, City Clerk

APPROVED AS TO FORM:

By: _____
Nancy Thompson, City Counselor

**Mortgage Research Center, LLC d/b/a Veterans
United Home Loans**

By: _____
Brock Cooper, General Counsel



Date: 8/5/2022

ATTEST:

By: David Fegelman
David Fegelman, Legal Analyst