

LEASE AMENDMENT

THIS LEASE AMENDMENT is made and entered into effective 9-22- 2025, by Falls Creek Ranch Association ("Landlord"), and Durango Fire Protection District ("Tenant").

PREMISES:

WHEREAS, the Parties entered into a Lease Agreement dated January 1, 2011 for a fire station (the "Premises) at Falls Creek Ranch; and

WHEREAS, Section 16 of the Lease Agreement provides that Tenant shall be responsible for utilities for the Premises; and

WHEREAS, Landlord has requested that the responsibility and obligation to pay for electricity for the Premises be transferred to Landlord to enable it to utilize electricity for its own uses outside of the Premises.

NOW, THEREFORE, the parties agree as follows:

1. **Electricity.** It is agreed by the parties that Section 16 of the Lease Agreement is amended to provide that Landlord shall be responsible for and shall promptly pay all charges for electricity.

2. **Transfer of Account.** Landlord shall obtain all necessary documents from La Plata Electric Association to transfer the account from the Tenant to the Landlord. Any expenses incurred in the transfer will be paid by Landlord. A final meter reading shall be obtained on the date the service is transferred to Landlord and Tenant shall pay the charges to the date of transfer.

3. **Alterations.** Any alterations in wiring to enable Landlord to use electricity outside of the Premises shall be made by a licensed electrician and paid for by Landlord.

4 **Ratification.** Except as amended, all the terms and provisions of the Lease Agreement are ratified and confirmed.

LESSOR:

Falls Creek Ranch Association

By: Teresa Rushton
Teresa Rushton, President

LESSEE:

Durango Fire Protection District

By: Randy Black
Randy Black, Fire Chief