

LEASE EXTENSION AGREEMENT

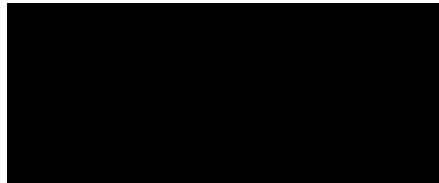
This Lease Extension Agreement (this "Extension"), made and entered into as of March 1, 2021, is by and between AKARD WALK COMMERCIAL, LLC, a Texas limited liability company (the "Landlord"), and the University of North Texas at Dallas, an institution of higher education of the State of Texas (the "Tenant"), as an extension of the Lease Agreement (the "Lease") made and entered into by the parties on or around March 15, 2016.

- A. The term of the Lease is hereby extended for an additional five (5) years commencing on March 15, 2021 (the "Lease Term Commencement Date") and ending on March 15, 2026 (the "Lease Term").
- B. The Base Rent in Paragraph 3 of the Lease is modified to One Thousand, Seven Hundred Eighty-Eight and 28/100 Dollars (\$1,788.28). The Base Rent is subject to the annual increase of two and one-quarter percent (2.25%) of the Base Rent applicable during the prior Lease Year.
- C. Paragraph 4 **Reimbursement for Tenant Improvements** in the Lease is deleted in its entirety. Landlord and Tenant agree that neither party has any outstanding obligations or representations to complete, modify, or repair Tenant Improvements.
- D. Except as expressly modified herein this Extension in no way acts as a release or relinquishment of either party's rights or obligations under the Lease, and each party's rights and obligations are hereby renewed, extended, ratified, confirmed, and carried forward in all respects.
- E. The Lease and this Extension constitute the entire agreement between the parties. The parties expressly acknowledge that in entering into and executing this Extension, the parties rely solely upon the representations and agreements contained herein and no others.

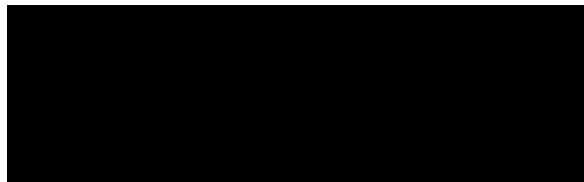
THE PARTIES HERETO have executed this Lease Extension Agreement as of the day and year first above written.

LANDLORD:

AKARD WALK COMMERCIAL, LLC,
A Texas limited liability company

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TENANT: University of North Texas at Dallas

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Declaration of Procurement Method

The attached contract document has been issued as a result of either a sole source or proprietary justification approved by the University of North Texas System Procurement Department.

The approved justification form is on file with the UNT System Procurement Department records.