

AMENDMENT AND EXTENSION TO LEASE AGREEMENT

This Amendment and Extension to Lease Agreement (the “Amendment”) dated _____, 2025, is entered by and between **Roman Catholic Archbishop of Boston, a Corporation Sole**, (“Landlord”) with its principal office located at 66 Brooks Drive, Braintree, Massachusetts 02184-3439, acting on behalf of St. James Parish (“Parish”) located in Haverhill, Massachusetts, and the **City of Haverhill**, (“Tenant”) a Massachusetts Municipality with its principal office located at 4 Summer Street, Haverhill, Massachusetts 01830.

WHEREAS, the Landlord and Tenant entered a Lease Agreement dated July 1, 2019 (the “Lease”); and

WHEREAS, the Lease is for the use and occupancy of the land and building located at 415 Primrose Street, Haverhill, Massachusetts (the “Building”), all as more fully described in the Lease (the “Premises”); and

WHEREAS, the term of the Lease is due to expire on June 30, 2026; and

WHEREAS, the Tenant and the Landlord desire to extend the term of the Lease further and to amend the terms of the Lease.

NOW, THEREFORE, in consideration of the mutual promises and other good and sufficient consideration in this agreement and as contained in the Lease, the parties agree to extend the Lease on the same terms and conditions as stated in the Lease with the following amendments:

SECTION 1: REFERENCE DATA & DEFINITIONS

1.9 Termination Date. June 30, 2028.

1.10 Annual Base Rent. Commencing as of July 1, 2026, “Annual Base Rent” means payments by Tenant to Landlord as follows:

Lease Year	Starting Date	Ending Date	Total Rent (\$)	Monthly Rent (\$)
1	July 1, 2026	June 30, 2027	\$384,810.30	\$32,067.53
2	July 1, 2027	June 30, 2028	\$392,506.50	\$32,708.88

[Signatures appear on following page]

The Landlord and Tenant hereby ratify and confirm in all other respects the covenants, agreements, terms, conditions and other provisions of the Lease and all amendments and extensions thereto as those are in full force and effect and unmodified, except as altered by this Agreement.

Executed as an instrument under seal as of the date first above written.

Landlord:

ROMAN CATHOLIC ARCHBISHOP of
BOSTON, A CORPORATION SOLE

By: _____
Very Rev. William P. Joy, Asst. Clerk

Tenant:

CITY OF HAVERHILL

By: _____
_____, Mayor

By: _____
Title: City Solicitor
Approved as to Form

Date: _____

HAVERHILL SCHOOL COMMITTEE, as
Tenant

By: _____

DATE: _____