

**Modification to Lease and Operating Agreement
Between The Colington Harbour Association, Inc.
And Colington Harbor yacht & Racquet Club
Dated January 1, 2011**

This Modification to the Lease and Operating Agreement (hereinafter referred to as the "Agreement") between The Colington Harbour Association, Inc. (herein after referred to as "Landlord") and Colington Harbour Yacht & Racquet Club, Inc. (herein after referred to as "Tenant") dated January 1, 2011, is attached to and forms part of said Agreement.

The terms of this Modification shall become effective as of September 19, 2017.

To the extent that any of the terms or conditions contained in this Modification may contradict or conflict with any of the terms or conditions of the attached Agreement, it is expressly understood and agreed that the terms of this Modification shall take precedence and supersede the attached Agreement.

The parties, for good consideration, hereby agree as follows:

For purposes of further clarification, Section 2, Article 1 (with a heading of "Term"), Paragraphs A and B shall be modified to as follows:

1. Term

- A. Tenants current lease extension is set to expire December 31, 2020. Landlord has agreed to extend that lease to expire December 31, 2028.
- B. Section B is modified to read that Tenant may renew the Lease for extended terms of Ten years thereafter. Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

Landlord:

Colington Harbour Association, Inc.

By: 

Date: 10/3/17

President- Hickman Finch

Tenant:

Colington Harbour Yacht & Racquet Club, Inc.

By: 

Date: 10-4-17

President- Jane Wirth