

ADDENDUM TO REAL ESTATE LEASE

This Addendum to the Real Estate Lease that began January 1, 2019, is incorporated by reference into the Real Estate Lease hereinafter called the "Lease," entered into between Evergreen Foundation, hereinafter referred to as Landlord, and the County of Jackson, a body Politic, hereinafter referred to as Tenant, for the lease and use of the entire building located at 154 Medical Loop, Sylva, North Carolina;

1. The Lease entered into between the parties allows for alterations to be made to the Premises at the Tenant's expense so long as Landlord gives written permission for the alterations. This Addendum provides written permission of the Landlord for the following alterations to be completed at the Tenant's expense:
 - a. Exhibit "A" which is a drawing showing the rooms and spaces represented below is hereby incorporated into this Addendum.
 - b. VCT Tile in Rooms #101, 102, 105, 106, 107, 108, 108, 110, 111, 112, 113 & in small area between #113 and lab. Tile in hallway beginning in Room #101 around to #112. Tile or carpet in unnumbered first room on the right in the hallway going to the downstairs.
 - c. *Sinks in #105, 106, 107, 108, 108, 109, 110, 112 and small room between 113 & Kitchen/ (Lab)
 - d. Lab/Kitchen room: 18 additional electrical outlets on a surface mounted strip around wall, upper cabinets installed on three walls, lower cabinets and counter tops on three walls.
Room #111: 4 additional electrical receptacles with two outlets at each. These may be surface wall mounted and surface mount wire molding.
Non-numbered room on main level by the stairs/Provider's Offices: 5 additional electrical receptacles with two outlets at each. These may be surface wall mounted and surface mount wire molding.
 - e. Install a propane line for a Bunsen burner in lab.
 - f. Request to change the dishwasher.
 - g. Build a partition wall in in conference room.
 - h. Change propane tanks to Blossman Gas.
2. Alteration to the six clinical spaces approved in the Lease are included in (b) and (c) above.
3. Tenant will do its best to make sure that sinks and partition wall referenced in (c) and (g) above can be easily removed at the termination of the Lease if so requested by Landlord. All alterations, additions, or improvements made by or for the Tenant at the Tenant's expense, except movable unattached fixtures, shall remain upon and be surrendered with the premises as part thereof at the expiration or earlier termination of the Lease.

4. Future addendums to this Lease to authorize alterations may be approved by the County Manager.
5. All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their duly authorized officers.

LANDLORD:
Evergreen Foundation

By: 
Denise Coleman
Executive Director

Date: 1-14-19

TENANT:
County of Jackson

By: _____ Date: _____
Brian T. McMahan, Chairman, Jackson County Board of Commissioners

Attest:

By: _____ Date: _____
Angela M. Winchester, Clerk to the Board of Commissioners