

CRITICAL DATES AND FIRST AMENDMENT AGREEMENT

(860 Levoy Dr., Taylorsville, UT — GSLMSD)

THIS CRITICAL DATES AND FIRST AMENDMENT AGREEMENT (“**Agreement**”) is made and entered into effective and retroactive to the 10th day of March, 2025 (“**Effective Date**”) by and between **INTEGRA CRE, LLC**, an Idaho limited liability company (“**Landlord**”), and **GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT**, a special district and political subdivision of the State of Utah (“**Tenant**”).

Background

1. The parties entered into an Office Lease Agreement effective May 8, 2024 (“**Lease**”), for the lease to Tenant by Landlord of a Premises located on the third floor of an office building located at 860 Levoy Dr., Taylorsville, Utah.

2. The parties desire to confirm the actual dates of commencement and expiration of the initial term.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Landlord and Tenant agree as follows:

Agreement

1. **Definitive Commencement Date.** The Commencement Date as determined pursuant to Section 1.3 of the Lease is March 10, 2025.

2. **Definitive Rent Commencement Date.** The Rent Commencement date of the Lease is March 10, 2025.

3. **Definitive Expiration Date.** The Initial Term of the Lease will expire on November 30, 2035

4. **Amendment of Exhibit E.** The Lease is hereby amended by deleting Exhibit E attached thereto and substituting in its stead Exhibit E as attached to this Agreement, which is incorporated herein and in the amended Lease by this reference.

5. **No Other Amendments.** Except as set forth above, the parties intend no other amendments, modifications, or changes to the Lease.

[signatures begin on the following page]

IN WITNESS WHEREOF the parties have executed this instrument as of the Effective Date.

LANDLORD:

INTEGRA CRE, LLC

By: _____
Branson L. Brinton, Manager

TENANT:

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT

By: _____
Keith Zuspan, Chair

Exhibit E*

INITIAL TERM RENT SCHEDULE

Period	From	Through	Rate	Annual Rent**	Monthly Rent
Lease Months 1 – 5	03/15/2025	08/31/2025	\$ -	\$ -	(abated)
Lease Months 6 –12	09/01/2025	03/31/2026	\$ 23.00	\$ <i>424,350.00</i>	\$ 35,362.50
Lease Month 13	04/01/2026	04/30/2026	\$ -	\$ -	(abated)
Lease Months 14 – 24	05/01/2026	03/31/2027	\$ 23.69	\$ <i>437,080.50</i>	\$ 36,423.38
Lease Month 25	04/01/2027	04/30/2027	\$ -	\$ -	(abated)
Lease Months 26 – 35	05/01/2027	03/31/2028	\$ 24.40	\$ <i>450,192.92</i>	\$ 37,516.08
Lease Month 36	04/01/2028	04/30/2028	\$ -	\$ -	(abated)
Lease Months 37 – 48	05/01/2028	03/31/2029	\$ 25.13	\$ <i>463,698.70</i>	\$ 38,641.56
Lease Year 5	04/01/2029	03/31/2030	\$ 25.89	\$ 477,609.66	\$ 39,800.81
Lease Year 6	04/01/2030	03/31/2031	\$ 26.53	\$ 489,549.91	\$ 40,795.83
Lease Year 7	04/01/2031	03/31/2032	\$ 27.20	\$ 501,788.65	\$ 41,815.72
Lease Year 8	04/01/2032	03/31/2033	\$ 27.88	\$ 514,333.37	\$ 42,861.11
Lease Year 9	04/01/2033	03/31/2034	\$ 28.57	\$ 527,191.70	\$ 43,932.64
Lease Year 10	04/01/2034	03/31/2035	\$ 29.29	\$ 540,371.50	\$ 45,030.96
Lease Months 121 –128	04/01/2035	11/30/2035	\$ 30.02	\$ <i>553,880.78</i>	\$ 46,156.73

* There is no other Exhibit to this Agreement other than Exhibit E.

** Annual rent stated in ***bold italic typeface*** represents an entire twelve-calendar-month period and thus (a) do not reflect any abated Monthly Rent for the applicable Lease Year or (b) as to the last line, reflect periods beyond the expiration of the Initial Term. In those cases, these Annual Rent amounts are for comparison purposes only and are not intended to reflect actual, payable Annual Rent for the applicable years.