**SECOND AMENDMENT TO LEASE WITH OPTION FOR A LEASE RENEWAL**

This Lease Renewal ("this Lease Renewal") is made and entered into as of this _____ day of _____ 2024 ("the Effective Date"), by and between the City of Joplin, Missouri, a Missouri Municipal Corporation ("Landlord"), and Parkwood Tournament Company, LLC, a Missouri Limited Liability Company ("Tenant"), and with Landlord and Tenant being referred to collectively as "the Parties."

WHEREAS, the Parties entered into a Lease Agreement on or about November 2, 2020, attached hereto and incorporated by reference as Exhibit A ("the Agreement").

WHEREAS, the Parties entered into a First Amendment to Lease Agreement on or about September 1, 2022, attached hereto and incorporated by reference as Exhibit B ("the First Amendment") and this gives the Tenant the option to lease Joe Becker Stadium, Wendall Redden Stadium and the softball complex through November 30, 2026.

WHERAS, with the new ownership of the Joplin Outlaws and a five (5) year contract between Parkwood Tournament Company, LLC and the Joplin Outlaws ownership group to use the facilities at Joe Becker, Parkwood has requested an option to extend its lease agreement with the City of Joplin so it coincides with that contract.

WHEREAS, the Parties wish to amend Section 1. Term and Rent, paragraph b. Renewal Option, of the Agreement to provide that the Parties may extend the Agreement for one (1) renewal period of two (2) years on the same terms and conditions.

WHEREAS, the Parties desire to exercise said renewal option.

NOW, THEREFORE, in exchange for valuable consideration each received from the other, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Recitals Incorporated. The above recitals are incorporated as if restated in full herein.

2. Lease Renewal Term. The Term of this Lease Renewal shall be for a period of two (2) years, beginning on December 1, 2026, and ending on November 30, 2028, unless terminated sooner as provided herein.

3. Lease Renewal Annual Rent. The Annual Rent due under this Lease Renewal, payable in equal monthly payments, shall be as follows:

| | |
|---|---|
| December 1, 2026 – November 30, 2027: | $65,672.88 |
| December 1, 2027 – November 30, 2028: | $67,643.07 |

4. All other terms, conditions, and requirements of the Agreement and the First Amendment, including the remaining terms of Section 1. Term and Rent, shall remain in full force and effect, except as modified by this Lease Renewal.

[Remainder of page intentionally left blank – signature page follows]

IN WITNESS WHEREOF, the Parties have caused these presents to be executed in duplicate as of the day and year first above written.

| | |
|---|---|
| CITY OF JOPLIN, MISSOURI | PARKWOOD TOURNAMENT COMPANY |
| _____ | _____ |
| Nicholas Edwards, City Manager | Mike Greninger, Managing Member |
| ATTEST: | ATTEST: |
| _____ | _____ |
| Holly Nagy, City Clerk | |