

**RESOLUTION AUTHORIZING EXECUTION OF
A SEVENTH AMENDMENT TO LEASE
BETWEEN THE HIGH POINT THEATRE AND IHFC PROPERTIES, LLC
FOR HVAC USAGE**

WHEREAS, the City of High Point ("Lessor") and IHFC Properties, LLC's ("Lessee") predecessor-in-interest, Southern Furniture Exposition Building, Inc. entered into an Indenture of Lease dated June 1, 1973, as amended by that certain Amendment to Lease dated February 21, 1974, and that certain Second Amendment to Lease dated July 1, 2014, the Third Amendment to Lease dated July 1, 2015, the Fourth Amendment to Lease dated July 1, 2016, the Fifth Amendment to Lease dated July 1, 2017, and the Sixth Amendment to Lease dated July 1, 2018 (collectively the "Lease") for real estate more particularly described in Exhibit A to the Lease and recorded in Deed Book 2714, Page 483, such real estate general known as 210-220 E. Commerce Ave, High Point, North Carolina; and

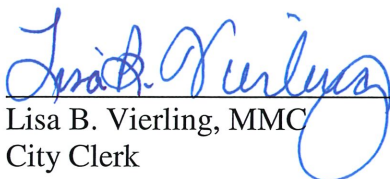
WHEREAS, pursuant to the Lease as amended, Lessee, among other things, constructed and tendered to Lessor a theater and office complex ("Theater") in compliance with building plans and specification approved by Lessor in the Lease, and provides heating and cooling services ("HVAC Services") to the Theater pursuant to mutually agreed upon terms and conditions; and

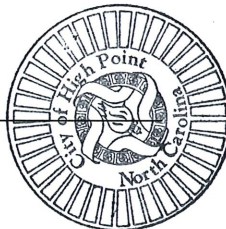
WHEREAS, both parties wish to extend the period of time during which the HVAC Services will be provided.

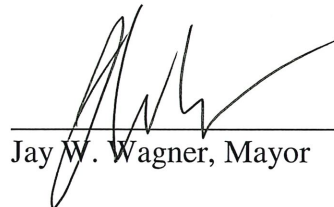
THEREFORE, BE IT RESOLVED BY THE HIGH POINT CITY COUNCIL that the Mayor is hereby authorized to execute the Seventh Amendment to the Lease between the City of High Point and IHFC Properties, LLC, which allows Lessee to continue providing the HVAC services for the period of July 1, 2019 through June 30, 2020, and that the remaining terms of the lease remain as set forth in the original agreement and previous amendments.

Adopted, this the 7th day of October, 2019.

ATTEST:


Lisa B. Vierling, MMC
City Clerk




Jay W. Wagner, Mayor