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Renewal of Lease Agreement

DOCUMENT TITLE

The following document is being presented for recordation:

Renewal of Lease Agreement between Pinal County (Landlord) and
Thunderbird Arena Community Council (Tenant) at 12365 N. Ralston Road,
Maricopa, AZ 85139.

**DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR
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RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE
PINAL COUNTY RECORDER'S OFFICE.**

**RENEWAL OF LEASE AGREEMENT
BETWEEN PINAL COUNTY AND
THUNDERBIRD ARENA EQUESTRIAN ARENA**

THIS RENEWAL OF LEASE AGREEMENT ("Renewal"), is dated this 1st day of February, 2023 ("Effective Date") and made between **Pinal County**, a political subdivision of the State of Arizona ("Landlord") and **Thunderbird Arena Community Council (TACC)**, hereinafter referred to as "Parties".

RECITALS

WHEREAS, Landlord and Tenant are parties to that certain Lease Agreement dated January 30, 2013 ("Lease"), in connection with property located at 12365 N. Ralston Road, Maricopa, AZ 85139.

WHEREAS, the Lease had an initial term of five (5) years commencing February 1, 2013 and ending January 31, 2018 with four (4) additional five-year renewal periods and had exercised the first of those four periods. The current expiration is January 31, 2023.

WHEREAS, Landlord and Tenant desire to renew the Lease to provide for the second five (5) year term commencing February 1, 2023 and ending January 31, 2028.

AGREEMENT

NOW, THEREFORE, in consideration of these premises and of the mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

1. INCORPORATION OF LEASE. All provisions of the Lease are hereby incorporated by this reference into Renewal. The provisions of the Lease shall continue in full force and effect except as specifically amended by this Renewal.
2. TERM OF LEASE. The parties agree the term of Lease shall be renewed for a period of five (5) years commencing on February 1, 2023, with two (2) renewal options remaining for additional five (5) years each, subject to the written agreement of both Parties.
3. CONFLICT OF INTEREST. The Parties acknowledge that this Renewal is subject to cancellation pursuant to A.R.S. § 38-511

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, have executed this renewal as of the day and year set forth below.

"Tenant"

Thunderbird Arena Community Council

By: President

Name: Jennifer Trent

Title: President

Dated: 12/8/22

Jennifer Trent

"District"

Pinal County, a political subdivision of the State of Arizona

By: _____
Chairman of the Board of Directors

Dated: _____

ATTEST:

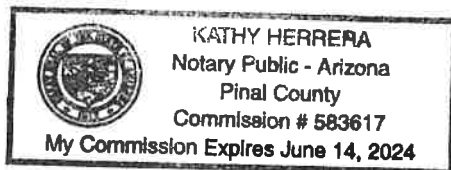
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing Renewal of Lease Agreement was acknowledged before me this 8 day of December, 2022 by Jennifer Trent, the President of Thunderbird Area Community Council, for and on behalf thereof.



Kathy Herrera
Notary Public

My Commission Expires: 06/14/2024