

**Amendment I to the Lease Agreement between  
Tucson Unified School District and the Pascua Yaqui Tribe  
at the Former Richey School**

This Amendment relates to the Lease entered into by Tucson Unified School District (“Landlord”) and the Pascua Yaqui Tribe (“Tenant”) on March 1, 2012 for the shared use of the former Richey Elementary School.

WHEREAS Landlord desires to modify the area reserved for Landlord’s charter school;

WHEREAS Tenant has not occupied the building; and,

WHEREAS both parties wish to set a new occupancy date and extend the Lease;

NOW, THEREFORE, the parties hereto desire to amend, modify or change certain portions of said Lease Agreement as follows:

1. PREMISES. The common areas and the area reserved for the use of each party are shown in the revised **Exhibit A** attached herewith.
2. OCCUPANCY. Landlord and Tenant shall set a process to allow occupancy by Tenant no later than September 1, 2013. This process shall include designating repairs and maintenance necessary for occupancy, determining the responsible parties to implement these, setting a schedule for completion of them and designating project managers to ensure their completion. Tenant will accept occupancy by executing the acceptance of the premises letter attached as **Exhibit B**.
3. LEASE EXTENSION. The first term of this Lease is hereby extended to June 30, 2018 and all additional terms are extended accordingly.

EXCEPT AS MODIFIED HEREIN, all terms, covenants and conditions contained in said Lease Agreement, shall remain in full force and effect. This Amendment, along with the original Lease Agreement, constitute the entire agreement between the parties, and integrate and supersede all understanding of agreements, written or verbal, with respect to the same.

IN WITNESS WHEREOF, The parties hereto have affixed their signatures on the day and the year written below.

LESSOR: **Pascua Yaqui Tribe**  
7474 South Camino de Oeste  
Tucson, Arizona 85757

LESSEE: **Tucson Unified School District**  
2025 East Winsett Street  
Tucson, Arizona 85719

By: \_\_\_\_\_  
Peter Yucupicio  
Chairman

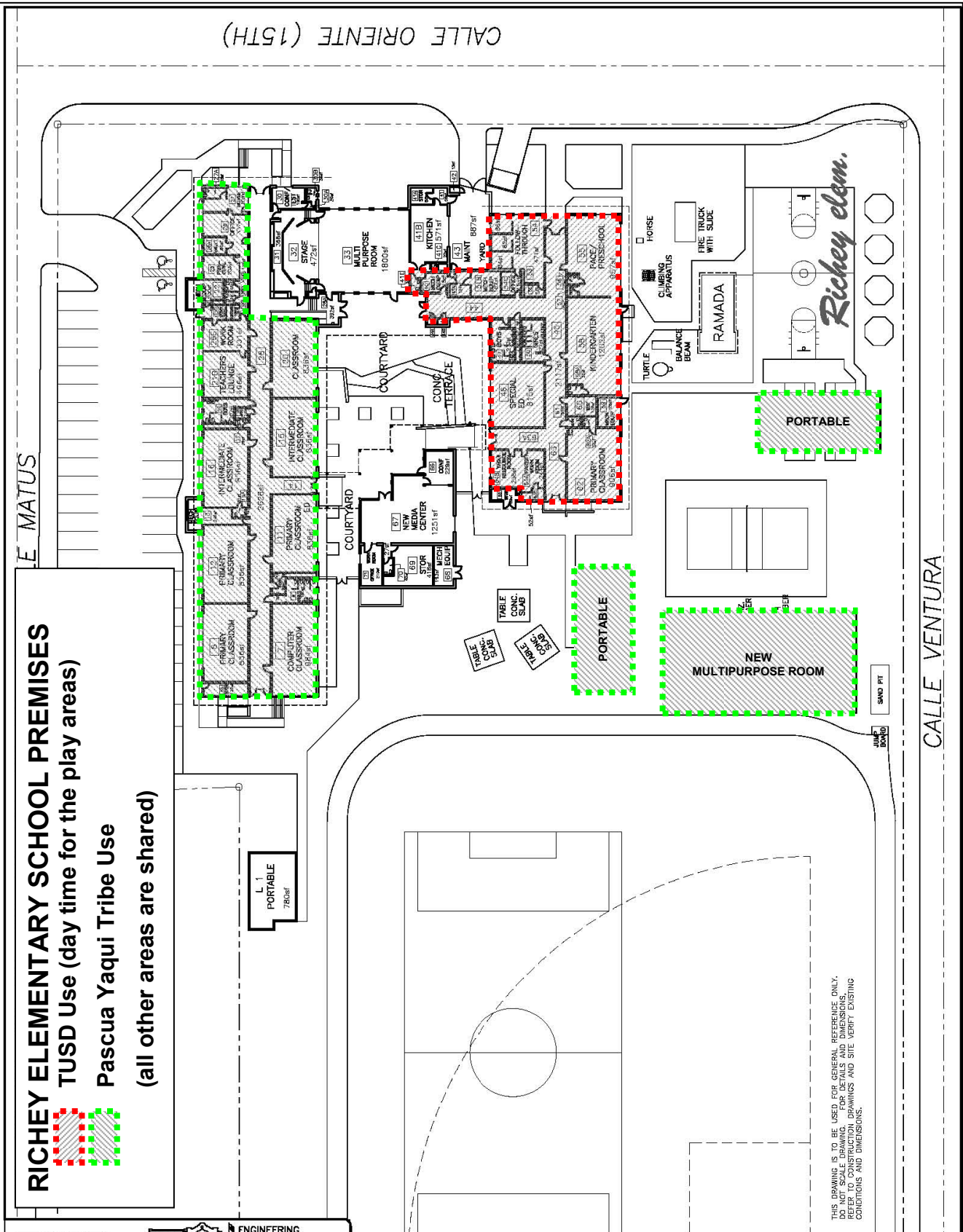
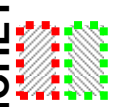
By: \_\_\_\_\_  
Bryant Nodine  
Planning Services Program Mgr.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A to PYT-TUSD Lease Agreement for the former Richey Elementary School**

**RICHEY ELEMENTARY SCHOOL PREMISES**  
**TUSD Use (day time for the play areas)**  
**Pascua Yaqui Tribe Use**  
**(all other areas are shared)**



**TUSD**  
 *Tucson Unified School District*

**ENGINEERING and PLANNING SERVICES**  
*Building for Children*  
 2025 E. Winnett, Tucson, AZ 85719

Richey.dwg	2209 N. 15th Avenue	Mar 25, 2003	sheet 1	of 1
1" = 60'	all bldg's on site	Richey elem		

**EXHIBIT B**

**TENANT'S ACCEPTANCE OF THE PREMISES**

Landlord and Tenant hereby agree that Premises is found to be in compliance with the conditions outlined in the Lease dated \_\_\_\_\_ between Landlord and Tenant. Upon mutual execution hereto, Tenant accepts Premises subject to the following conditions:

[list of conditions to be completed/corrected prior to occupancy]

LANDLORD: **Tucson Unified School District**

TENANT: **Pascua Yaqui Tribe**

By: \_\_\_\_\_  
Bryant Nodine

Title: Planning Services Program Manager

By: \_\_\_\_\_

Title: \_\_\_\_\_