

LEASE EXTENSION AGREEMENT

(2026–2027 School Year)

This **Lease Extension Agreement** (“Extension Agreement”) is made this ____ day of _____, 2026, by and between:

SWEET HOME CENTRAL SCHOOL DISTRICT, a central school district having its principal office at 1901 Sweet Home Road, Amherst, New York 14228 (hereinafter referred to as the “District”), and **THE BOARD OF COOPERATIVE EDUCATIONAL SERVICES FOR THE FIRST SUPERVISORY DISTRICT, ERIE COUNTY**, having its principal office at 355 Harlem Road, West Seneca, New York 14224 (hereinafter referred to as “BOCES”).

WITNESSETH

WHEREAS, the District and BOCES entered into a Lease Agreement dated May 9, 2023 (the “Original Lease”) for the premises located at 333 Dexter Terrace, Tonawanda, New York; and

WHEREAS, the Original Lease provides for a term ending June 30, 2026; and

WHEREAS, the parties desire to extend the term of the Original Lease for one (1) additional year under the same terms and conditions, except as modified herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Extension of Term

The term of the Original Lease is hereby extended for an additional period of **one (1) year**, commencing on **July 1, 2026**, and ending on **June 30, 2027**.

2. Rental

For the extension term (July 1, 2026 through June 30, 2027), the annual rent shall be increased by **three percent (3%) over the prior year’s base rent, not to exceed Five Hundred Fifteen Thousand Five Hundred Forty-Two Dollars (\$515,542)**. BOCES agrees to pay an additional **Twenty-Four Thousand Dollars (\$24,000)** in rent for use of the annex on property.

All rental payments shall continue to be payable in accordance with the payment terms set forth in the Original Lease, including installment structure, due dates, and method of payment.

3. Incorporation of Original Lease Terms

Except as expressly modified herein, **all terms, conditions, covenants, and provisions of the Original Lease dated May 9, 2023 shall remain in full force and effect** and are hereby ratified and confirmed.

4. Entire Agreement

This Extension Agreement, together with the Original Lease, constitutes the entire agreement between the parties with respect to the subject matter herein and may only be modified by a written instrument signed by both parties.

5. Governing Law

This Extension Agreement shall be governed by and construed in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, the parties have executed this Lease Extension Agreement as of the day and year first written above.

SWEET HOME CENTRAL SCHOOL DISTRICT

By: _____

Title: _____

Name: _____

Date: _____

****BOARD OF COOPERATIVE EDUCATIONAL SERVICES**

FIRST SUPERVISORY DISTRICT, ERIE COUNTY**

By: _____

Title: _____

Name: _____

Date: _____