

## LEASE ADDENDUM (1)

Between

The State of Michigan, as Lessor

and

Friends of Detroit Rowing, Inc., as Lessee

\* 6 Riverside Drive, Detroit, MI 48207

The State of Michigan, **Department of Natural Resources** (the Lessor), and **Friends of Detroit Rowing, Inc.** (the Lessee), whose address is ~~676 Lake Pointe, Grosse Pointe, MI 48236~~ <sup>715</sup> do hereby agree to the terms and conditions of this Addendum to the Lease between the above stated parties executed on March 1, 2015. Where the Lease or any previous Addendums conflict with this Addendum, this Addendum shall control the Lease between the parties. All other portions of the Lease and Addendums that are not in conflict are herein incorporated. The Lease shall be amended as follows:

**Section 2.A. "Use of Premises"** shall be amended to include the following:

Until safe access/use of the boat house is authorized by the Lessor through a Lease is established, Lessor is released from undertaking any building maintenance, repair, and/or renovations of the boat house, excluding responsibility for maintaining the fencing around the pool and/or barricades.

Lessor grants Lessee permission to install a 120' x 80' non-permanent storage facility and an adjoining non-permanent 80' x 80' clubhouse within the Premises, according to a Scope of Work as outlined in **Attachment A**, Design Plans in **Attachment B**, and Study as prepared by WTA Architects in **Attachment C**. Regardless of design or construction of the storage facility or clubhouse, both will be deemed to be non-permanent structures for the purpose of this Lease and obligations of removal.

Site preparation and foundation design/construction will meet recommendations outlined within **Attachment C** as defined by WTA Architects.

Upon the end-of-life cycle of the non-permanent structures or the completion of a permanent structure, Lessee shall remove at its cost the non-permanent structures, the surface of the footprint shall be restored to grade level with either existing concrete slab, or the concrete shall be removed, and asphalt put in place to match the existing parking lot grade. If the concrete slab is found in useable condition by the Lessor, it may be approved by the Lessor to remain.

End-of-life cycle for purposes of the Lease shall be 25 years from the date of final completion of the non-permanent structures. The Lessor may extend the end-of-life cycle beyond 25 years upon an independent third-party inspection that the facility is structurally sound, that the cost of improvements to the non-permanent structure are 80% less than the demolition costs, and upon submission to Lessor of an established construction, maintenance and repair schedule, and a corresponding funding plan and said schedule and plan are approved by Lessor.

All costs associated with the construction, installation, operation and maintenance of the non-permanent structures shall be the responsibility of the Lessee.

**TERMS ACCEPTED**

**LESSOR: DEPARTMENT OF NATURAL RESOURCES**

*Ronald A. Olson*

**Signature**

**RONALD A. OLSON, CHIEF  
PARKS AND RECREATION DIVISION**

1/25/2024

**Date**

**LESSEE: FRIENDS OF DETROIT ROWING, INC.**

*H. Goitz, mo*

**Signature**

*Henry Goitz, mo*

**Printed Name**

01/19/2024

**Date**

*President Friends of Detroit  
Rowing (FDR)*

**Title**