



AMENDMENT II

Letter Agreement of Operation of a Satellite Branch of the Library located within the YMCA located at 3200 E. Spaulding Avenue, Pueblo, Colorado.

1. This document amends the agreement for operation of a satellite branch of the Library, dated September 30, 2009, between the Pueblo City-County Library District, ("Library") and the Young Men's Christian Association of Pueblo, Colorado nonprofit corporation ("YMCA").
2. All terms, conditions and provisions remain the same as in the original agreement referenced in 1 above except:

Covenant 10. Is hereby stricken, to be replaced with "Library shall be responsible for the following, at its sole cost and expense:

- (a) cleaning and general maintenance of the space;
- (b) phone, data, and internet services required for the space;
- (c) charges for electric and gas utilities consumed to light, heat and cool the space.

The utilities are not separately metered. The Library's average utility cost for the property it occupies outside of the YMCA shall increase annually at a rate of 2% as set forth on Exhibit A attached hereto and incorporate by reference.

The YMCA will provide cleaning and general maintenance services to the Library. To cover costs associated with the cleaning and general maintenance services, the Library agrees to pay the YMCA (\$38.00) per hour. This rate shall increase at a rate of 2% annually. Otherwise, Library may provide its own cleaning and general maintenance. "

Executed this _____ day of _____, 2025.

(SEAL)

PUEBLO CITY-COUNTY LIBRARY DISTRICT

Attest: _____
Secretary

By _____
President

(SEAL)

YOUNG MEN'S CHRISTIAN ASSOCIATION

Attest: _____
Secretary

By _____
President

Exhibit A
Renewal Agreement

First Renewal Period	Monthly Utilities	Increase by 2% annually over current 2025 annual lease rate	Annual	Quarterly
Year One: January 1, 2025- January 1, 2026	\$255.98		\$3,071.76	\$767.94
Year Two: January 1, 2026- January 1, 2027	\$261.10	2%	\$3133.20	\$783.30
Year Three: January 1, 2027- January 1, 2028	\$266.32	2%	\$3195.84	\$798.96
Year Four: January 1, 2028- January 1, 2029	\$271.65	2%	\$3259.80	\$814.95
Year Five: January 1, 2029- January 1, 2030	\$277.08	2%	\$3324.96	\$831.24