

**AMENDMENT ONE TO LEASE AGREEMENT**

**THIS AMENDMENT ONE TO LEASE AGREEMENT** (this “**Amendment**”) is made and entered into as of this \_\_\_\_ day of August, 2021 (“**Effective Date**”), by and between the **City of Gainesville, Florida**, a municipal corporation under the laws of the State of Florida, whose address is P.O. Box 490, Station 6, Gainesville, Florida 32627 (“**Landlord**”), and **Teledyne FLIR Detection, Inc.**, a Delaware Corporation (as successor to Altavian, Inc.) (“**Tenant**”).

**WITNESSETH:**

**WHEREAS**, Landlord and Tenant entered into that certain Lease Agreement dated as of September 4, 2018 (the “**Lease**”), pursuant to which Altavian, Inc. leased certain real property known as the Catalyst Building (the “**Building**”) located at 606 SE Depot Avenue, Gainesville, Florida (the “**Premises**”), as more particularly set forth in the Lease; and

**WHEREAS**, FLIR Systems, Inc., acquired Altavian, Inc. on or about November 24, 2020; and

**WHEREAS**, Altavian, Inc. merged into FLIR Detection, Inc. on or about April 30, 2021, with the surviving entity being FLIR Detection, Inc.

**WHEREAS**, Teledyne Technologies, Inc. acquired FLIR Systems, Inc. on May 14, 2021; and

**WHEREAS**, following the acquisition, FLIR Detection, Inc. became Teledyne FLIR Detection, Inc., and

**WHEREAS**, Landlord and Tenant desire to amend the Lease according to the terms hereof.

**NOW THEREFORE**, for and in consideration of the foregoing recitals, the covenants, conditions and terms hereinafter stated, for consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby mutually agree as follows:

1. **Controlling Language; Definitions.** Insofar as the specific terms and provisions of this Amendment purport to amend or modify or are in conflict with the specific terms, provisions, and exhibits of the Lease, the terms and provisions of this Amendment shall govern and control; in all other respects, the terms, provisions, and exhibits of the Lease shall remain unmodified in full force and effect. Capitalized terms used herein without definition shall have the meaning ascribed to such terms in the Lease.

2. **Assignment of Lease.** The parties agree that Teledyne FLIR Detection, Inc. will be deemed the Tenant for purposes of the Lease. All rights, duties and obligations under the Lease shall apply to Teledyne FLIR Detection, Inc. as if it was the Tenant from the start of the term of the Lease.

3. **Lease Extension.** The parties agree that the term of the Lease shall be extended to September 30, 2021 (“**Extension Period**”). During the Extension Period, all terms of the Lease, including but not limited to Rent and Proportionate Share of Utilities shall remain unchanged.

4. Counterparts. This Amendment may be executed in counterparts, each of which shall constitute an original, and all of which, when taken together, shall constitute one and the same instrument.

5. Entire Agreement. This Amendment and the Lease contain the entire agreement between Landlord and Tenant with respect to Tenant’s leasing of the Premises. Except for the Lease and this Amendment, no prior agreements or understandings with respect to the Premises shall be valid or of any force or effect.

6. Lease in Full Force and Effect. Except as modified by this Amendment, all of the terms, conditions, agreements, covenants, representations, warranties, and indemnities contained in the Lease remain in full force and effect. In the event of any conflict between the terms and conditions of this Amendment and the terms and conditions of the Lease, the terms and conditions of this Amendment shall prevail.

7. Notices. Section 21 of the Lease is modified to reflect a Tenant notice address of:

**Teledyne FLIR, LLC**  
1049 Camino Dos Rios  
Thousand Oaks, CA 91360  
Attn: General Counsel

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.


**LANDLORD:**

**City of Gainesville**  
a Florida Municipal Corporation

By: \_\_\_\_\_  
Print Name: Lee Feldman  
Its: City Manager

**TENANT:**

**Teledyne FLIR Detection, Inc.**  
a Delaware Corporation

By:  \_\_\_\_\_  
Print Name: *Kathy A. White*  
Its: *Associate Vice President*