

A-1014
EXT. #1
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CONTRACT EXTENSION NO.1

THIS AMENDATORY AGREEMENT, made and entered into by and between the CITY OF ATLANTIC CITY, a municipal corporation of the State of New Jersey, with its principal offices located at 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401, hereinafter referred to as "CITY", and GILCHRIST ENTERPRISES, INC. hereinafter referred to as "Tenant", whose address is 804 North Rhode Island Avenue, Building #10, Atlantic City, New Jersey 08401, pursuant to Resolution No. 452 adopted by the Council of the CITY on June 18, 2025, a copy of which is attached hereto and made a part hereof.

WHEREAS, by Resolution No. 170 adopted March 16, 2022, the City entered into a Lease Agreement with Tenant for a period of three (3) years with an option of two (2) one (1) year extensions (the "Agreement"); and

WHEREAS, it is necessary and in the best interest of the City to exercise the **FIRST ONE (1) YEAR OPTION** provision of the Agreement and extend the Agreement for a term of one (1) year from **APRIL 1, 2025 THROUGH MARCH 31, 2026**, for a fixed yearly rent in the amount of **SIXTY-THREE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS AND ZERO CENTS (\$63,780.00)** as outlined in the Agreement, this first one-year option to be known as **CONTRACT EXTENSION No. 1**.

WHEREAS, with the exception of the modifications contained herein, all other terms, conditions and provisions of the Agreement between the parties shall remain in full force and effect.

NOW, THEREFORE, BE IT RESOLVED in consideration of the mutual covenants contained herein, the parties agree that the Agreement authorized by Resolution No. 170 adopted March 16, 2022, is hereby amended to include the above referenced one-year option extension at

a fixed yearly rent of **SIXTY-THREE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS AND ZERO CENTS (\$63,780.00)** to be known as **CONTRACT EXTENSION No.**

1.

Tenant represents that it is in compliance with all laws of the State of New Jersey, all Ordinances of the City of Atlantic City, including Ordinance No. 24 of 1993 and Executive Order No. 1 of 1993, and will remain so for the term of the Agreement and this Contract Extension No. 1, and failure to continue in compliance shall be deemed a breach of the Agreement and this Contract Extension No. 1.

Tenant cannot assign its rights or obligations under the Agreement without the prior written consent of the **CITY**.

The Contract Extension No.1 is effective as of the date of complete execution hereof.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the CITY and Tenant have caused this Contract Extension No.1 to be executed on or as of the day and year first below written.

ATTEST:

Paula Geletei
Paula Geletei, City Clerk

CITY OF ATLANTIC CITY

By: Marty Small, Sr.
Marty Small, Sr., Mayor

Date: 7-24-25

WITNESS:

Gerard J. Longoli

GILCHRIST ENTERPRISES, INC.

By: [Signature]
President

DATE: 7-24-25

The Contract Extension No. 1 is approved as to form and execution.

Date: 7/24/25

By: [Signature]
Peter T. Sallata, Esq.
Assistant City Solicitor

STATE OF NEW JERSEY)
) ss.
COUNTY OF ATLANTIC)

I CERTIFY that on July 24, 2025,
MICHAEL BARTHAM, the Secretary or Assistant Secretary of the Corporation,
personally came before me, and this person acknowledged under oath, to my satisfaction, that:

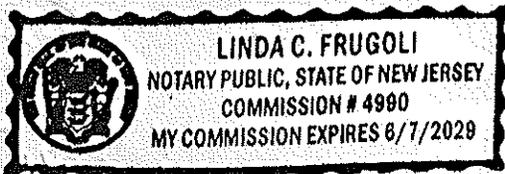
- (a) this person is the secretary or assistant secretary of
GILCHRIST RESTAURANT
(the corporation named in this document);
- (b) this person is the attesting witness to the signing of this document by the proper
corporate officer of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act
duly authorized by a proper resolution of its Board of Directors and;
- (d) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on

[Signature]
Secretary or Asst. Secretary

July 24, 2025

[Signature]



Resolution of the City of Atlantic City

No. 452

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

Assistant City Solicitor /s/ Karl Timbers

Business Administrators/s/ Anthony A. Swan

Prepared by City Solicitor's Office

Council Members MARSHALL, RANDOLPH, SHABAZZ & BAILEY present the following Resolution:

RESOLUTION TO APPROVE EXERCISING THE FIRST ONE (1) YEAR OPTION TO RENEW THE COMMERCIAL LEASE FOR GILCHRIST ENTERPRISES, INC. (DBA "GILCHRIST RESTAURANT")

WHEREAS, the City of Atlantic City is the owner of Lot 6 of Block 103, also known as Gardner's Basin; and

WHEREAS, said land is identified on the City's Recreation and Open Space Inventory as open space and therefore subject to the Green Acres restrictions found at N.J.A.C. 7:36-1 et. seq. and Land & Water Conservation Foundation (LCWF) restrictions found at 16 U.S.C. 4601-4 et seq; and

WHEREAS, the City desires to provide amenities at Gardner's Basin to attract public use and enhance opportunities for outdoor recreation at the site; and

WHEREAS, pursuant to Resolution No. 170 of 2022, the **CITY OF ATLANTIC CITY** entered into a Commercial Lease Agreement for the lease of 804 North Rhode Island Avenue, Building #10, Atlantic City, New Jersey 08401 at Gardner's Basin under a fair and open process, with **GILCHRIST ENTERPRISES, INC. (DBA "GILCHRIST RESTAURANT")**; and

WHEREAS, the City of Atlantic City now wishes to exercise the first of two (2) one-year options for the Commercial Lease Agreement with **GILCHRIST ENTERPRISES, INC. (DBA "GILCHRIST RESTAURANT")** to **LEASE BUILDING #10** to operate a full-time restaurant; and

WHEREAS, the term of the first one-year option is from April 1, 2025, and expires March 31, 2026 with a total annual rental payment of \$63,780.00; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Atlantic City that the City of Atlantic City is authorized to execute the first one-year option of the Commercial Lease Agreement between the City of Atlantic City and **GILCHRIST ENTERPRISES, INC. (DBA "GILCHRIST RESTAURANT")** for a term of one (1) year to lease **BUILDING #10** along the waterfront at Gardner's Basin, which lease shall be approved as to form and execution by the City Solicitor; and

BE IT FURTHER RESOLVED that the successful bidder shall take control of the property in “As Is” condition. The City makes no warranties or representations regarding ANY condition including, without limitation, environmental, mechanical, structural or cosmetic conditions of Gardner’s Basin or any structure or facility located thereon.

July 24, 2025 12:26 PM

DO NOT USE SPACE BELOW THIS LINE													
RECORD OF COUNCIL VOTE ON FINAL PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
BAILEY	X						LACCA				X		
CROUCH	X						MARSHALL	X					
DUNSTON	X						SHABAZZ	X				X	
KURTZ	X					X	TIBBITT	X					
RANDOLPH, PRESIDENT								X					
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

This is a Certified True copy of the Original Resolution on file in the City Clerk's Office.

DATE OF ADOPTION: JUNE 18, 2025



/s/ Paula Geletei, City Clerk