LEASE

THIS LEASE (the "Lease') made by and between the **CITY OF ATLANTIC CITY**, a Municipal Corporation of the State of New Jersey, c/o City Solicitor's Office, Room 406, City Hall, 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401 (hereinafter referred to as the **"LANDLORD"**; and **Boardwalk Regency, LLC t/a Caesars Atlantic City, located at 2100 Pacific Avenue, Atlantic City, NJ 08401,** (hereinafter referred to as the **"TENANT"**);

WITNESSETH

THAT, the Landlord does hereby lease to the Tenant and the Tenant does hereby rent from the Landlord, a certain portion of the Beach in Atlantic City, New Jersey shown as **BEACH LOT 25 on** the attached Beach Lot Map prepared by the City Engineer and dated February 13, 2013, and generally described as that area of the Atlantic City Beach lying between):

BEACH LOT 25 ("Beach Lot") on the attached Beach Lot Map prepared by the City Engineer and dated February 13, 2013 and generally described as that area of the Atlantic City Beach lying between Mid-Columbia/Columbus to Pier (LOT 25) from the southerly boundary of the Atlantic City Boardwalk to the Mean High-Water line of the Beach ("Leased Beach" or "Premises");

FOR A TERM OF FIVE (5) years, commencing on May 9, 2024 and ending on May 8, 2029, to be used and occupied for the purposés set forth herein and other lawful purposes not in contravention of the terms of this Lease.

This Lease is subject to any prior transfers of interest including the terms and conditions of prior lease agreements or redevelopment agreements effecting **Beach Lot 25.**

ATTEST:

Paula Geletei

Paula Geletei, City Clerk

CITY OF ATLANTIC CITY

BY: _____

Marty Small, Sr., Mayor

DATE: _____7-15-24_____

ATTEST:

Judith Mathis
Judith Mathis
Sr. Executive Assistant

TENANT: Boardwalk Regency, LLC t/a
Caesars Atlantic City

BY: _____

Karen Worman, General Manager

The within Lease approved as to form and execution.

Date:_____

BY: _____

JACK BERENATO   ASST City Solicitor

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