

EXHIBIT B

A M E N D M E N T    T O    A G R E E M E N T

THIS AMENDMENT TO AGREEMENT, dated as of the 21st day of January, 1981, between the BOARD OF EDUCATION OF THE COLUMBIA LOCAL SCHOOL DISTRICT, a political subdivision of the State of Ohio (herein referred to as the "Board of Education"), and THE LORAIN COUNTY HISTORICAL SOCIETY, INC., an Ohio corporation not for profit (herein referred to as the "Historical Society").

W I T N E S S E T H:

The parties hereto have entered into an Agreement dated as of January 10, 1977 (hereinafter referred to as the "Agreement"), a copy of which Agreement is attached hereto as Exhibit A, pursuant to which the Historical Society has been granted the exclusive use and occupancy of certain property (the "Premises") of the Board of Education for the sole purpose of maintaining and operating the Bronson Homestead as a museum or place of exhibition for the benefit, education and enjoyment of the public. Pursuant to paragraph 6 of the Agreement, the Historical Society now proposes to construct two additions to the Bronson Homestead and has submitted plans for those additions to the Board of Education for its approval, which approval has been given. It is presently anticipated by the parties hereto that the cost of constructing both the additions will be approximately \$10,000 and that the additions will enhance the value of the Premises in a like amount. The parties hereto wish to formally express their mutual desire that, in the event that the Agreement be terminated as provided in paragraph 1 thereof pursuant to a determination by the Board of Education that the Premises are needed for school purposes and subject to the availability of funds of the Board of Education for this purpose at the time of any such termination, the Historical Society receive compensation in the amount of \$10,000 from the Board of Education for the additions.

NOW, THEREFORE, in consideration of the premises, the Board of Education and the Historical Society have agreed and do hereby agree as follows:

1. That the Agreement, which is hereby incorporated by reference and made a part hereof as if the same were set forth in full herein, be and the same is hereby amended by adding the following new paragraph 9:

"9. It is the present mutual wish and desire of the Board of Education and the Historical Society that (i) in the event this Agreement be terminated pursuant to a determination by the Board of Education that the premises are needed for school purposes, the Historical Society receive compensation in the amount of \$10,000 for the two additions to the Bronson Homestead constructed pursuant to the plans approved by the Board of Education by resolution dated January 21, \_\_\_\_\_, 1981, and (ii) upon any such termination, the then members of the Board of Education, subject to the availability of funds for this purpose at the time of the termination, take action to provide this consideration to the Historical Society."

2. That the Agreement be and is hereby confirmed and ratified in all other respects.

IN WITNESS WHEREOF, the Board of Education and the Historical Society have hereunto set their names as of the date and year first above written.

BOARD OF EDUCATION OF THE  
COLUMBIA LOCAL SCHOOL DISTRICT

By Phyllis G. Bell  
President

And Ruth M. Wickett  
Treasurer

THE LORAIN COUNTY HISTORICAL SOCIETY, INC.

By George D. Strom  
President

And \_\_\_\_\_  
Secretary

And Robert Smith  
Chairman, Board of Trustees