

## FIRST AMENDMENT TO LEASE

Agriculture Department  
3020 Second Street,  
Knightsen, CA 94548

This first amendment is dated April 9, 2019, and is between the CONTRA COSTA COUNTY FARM BUREAU, a private non-profit corporation (“**Lessor**”) and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the “**County**”).

### **Recitals**

- A. The Lessor and the County are parties to a lease dated April 1, 2015, under which the County is leasing approximately 896 square feet in the building located at 3020 Second Street, Knightsen, California (the “**Lease**”).
- B. The parties desire to extend the term, modify the extension option, and update the rent payable under the Lease.

The parties therefore agree as follows:

### **Agreement**

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
  - 2. Term. The “**Term**” of this lease is comprised of an Initial Term and, at County’s election, Renewal Terms, each as defined below.
    - a. Initial Term. The “**Initial Term**” is three years, commencing on April 1, 2019 (the “**Commencement Date**”) and ending March 31, 2022.
    - b. Renewal Terms. County has two options to renew this lease for a term of one year each (the “**Renewal Term**”) upon all the terms and conditions set forth herein.
      - i. County will provide Lessor with written notice of its election to renew the Lease sixty days prior to the end of the Term. However, if County fails to provide such notice, its right to renew the Lease will not expire until fifteen working days after County’s receipt of Lessor’s written demand that County exercise or forfeit the option to renew.
      - ii. Upon the commencement of the Renewal Term, all references to the Term of this lease will be deemed to mean the Term as extended pursuant to this Section.

2. Section 3. Rent is deleted in its entirety and replaced with the following:
3. Rent. County shall pay rent (“**Rent**”) to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month during the Initial Term and, if applicable, the Renewal Terms, in the amounts set forth below:

a. Initial Term.

<u>Period</u>	<u>Monthly Rent</u>
April 1, 2015 – March 31, 2016	\$1,250.00
April 1, 2016 – March 31, 2017	\$1,287.00
April 1, 2017 – March 31, 2018	\$1,326.00
April 1, 2018 – March 31, 2019	\$1,366.00
April 1, 2019 - March 31, 2020	\$1,407.00
April 1, 2020 - March 31, 2021	\$1,449.00
April 1, 2021 - March 31, 2022	\$1,492.00

b. First Renewal Term.

April 1, 2022 - March 31, 2023	\$1,537.00
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c. Second Renewal Term.

April 1, 2023 - March 31, 2024	\$1,583.00
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Rent for any fractional month will be prorated and computed on a daily basis with each day’s rent equal to one-thirtieth (1/30) of the monthly Rent.

3. All other terms of the Lease remain unchanged.

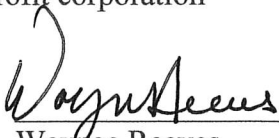
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The parties are executing this first amendment as of the date set forth in the introductory paragraph.

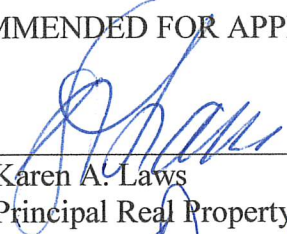
COUNTY OF CONTRA COSTA, a  
political subdivision of the State of  
California


By: \_\_\_\_\_  
Brian M. Balbas  
Director of Public Works

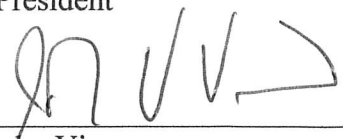
CONTRA COSTA COUNTY  
FARM BUREAU, a private  
non-profit corporation

By:   
Waynee Reeves  
President

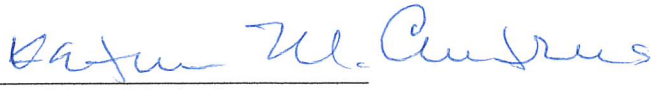
RECOMMENDED FOR APPROVAL:

By:   
Karen A. Laws  
Principal Real Property Agent

By:   
Julin Perez  
Senior Real Property Agent

By:   
John Viano  
First Vice President

APPROVED AS TO FORM  
SHARON L. ANDERSON, COUNTY COUNSEL

By:   
Kathleen M. Andrus  
Deputy County Counsel