

FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 104,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company (“**Lessor**”) and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the “**County**”).

Recitals

- A. Lessor and the County are parties to a lease dated December 1, 2016, under which the County is leasing Suite 104 in the building located at 2523 El Portal Drive, San Pablo, California (the “Lease”).
- B. The parties desire to extend the term of the Lease 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 52 months, commencing on December 1, 2015 (the “**Commencement Date**”) and ending March 31, 2020.
- 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 in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
December 1, 2015 – November 30, 2016	\$3,060
December 1, 2016 – November 30, 2017	\$3,152
December 1, 2017 – November 30, 2018	\$3,247
December 1, 2018 – November 30, 2019	\$3,344
December 1, 2019 – March 31, 2020	\$3,444

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.

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

JUPITER INVESTMENT, LLC
a California limited liability company

By: _____
Brian M. Balbas
Director of Public Works

By: _____
Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By: _____
Karen A. Laws
Principal Real Property Agent

By: _____
Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By: _____
Kathleen M. Andrus
Deputy County Counsel

T00688

\\PW-DATA\grpdata\realprop\Julin\New Leases 2019\San Pablo\2523 El Portal Dr. Ste 104_ First Amend V2.doc