

FIRST AMENDMENT TO LEASE

3220 Blume Drive, Suites 140 & 145
Richmond, California

This first amendment is dated December 1, 2019, and is between STG Blume, LLC, a limited liability company ("**Lessor**"), and the County of Contra Costa, a political subdivision of the State of California ("**County**").

Recitals

- A. Lessor and the County are parties to a lease dated May 14, 2013, under which the County is leasing Suite 140 & 145 in the building located at 3220 Blume Drive, Richmond, California (the "**Lease**").
- B. On October 26, 2016, County exercised its one and only option to extend the term beginning December 01, 2016 and ending November 30, 2019. 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 134 months, commencing on September 1, 2013 (the "**Commencement Date**") and ending November 30, 2024.
- 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>
September 1, 2013 – November 30, 2013	\$0
December 1, 2013 – November 30, 2014	\$4,755
December 1, 2014 – November 30, 2015	\$4,830
December 1, 2015 – November 30, 2016	\$4,910
December 1, 2016 – November 30, 2019	\$5,200
December 1, 2019 – November 30, 2020	\$6,657
December 1, 2020 – November 30, 2021	\$6,857
December 1, 2021 – November 30, 2022	\$7,062
December 1, 2022 – November 30, 2023	\$7,274
December 1, 2023 – November 30, 2024	\$7,493

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

STG BLUME, LLC
a limited liability company

By: _____
Brian M. Balbas
Director of Public Works

By: _____
John S. Ziegler
Member 3220 Blume
Associates, LLC, Member
STG Blume, LLC, Member
STG 3220 Blume, LLC

RECOMMENDED FOR APPROVAL:

By: _____
Jessica L. Dillingham
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

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