

First Amendment to Lease

4639 Pacheco Blvd.  
Martinez, CA

This first amendment is dated July 1, 2019 (the “**Effective Date**”), and is between the County of Contra Costa, a political subdivision of the State of California (the “**County**”) and Bi-Bett Corporation, a California non-profit corporation (the “**Lessee**”).

Recitals

A. The County is the owner of the property located at 4639 Pacheco Blvd., Martinez, California (the “**Property**”). The Property has been improved with a parking lot and a two-story building that consists of approximately 3,138 square feet (the “**Premises**”).

B. The County and Lessee are parties to a lease dated July 9, 2013, under which the Lessee is leasing the Premises (the “**Lease**”). The parties now desire to amend the Lease to extend the term and revise the rent to correspond to the term of a separate contract between the County and the Lessee under which Lessee is operating a transitional housing facility for homeless adult males for the County at the Premises (the contract in effect on the Effective Date and each renewal of such contract, the “**Service Contract**”).

The parties therefore agree as follows:

Agreement

1. All defined terms used but not defined in this first amendment have the meaning ascribed to them in the Lease.
2. Section 2. Term. Is deleted in its entirety and replaced with the following:

Term. The term of this Lease is comprised of an Initial Term and, at Lessee’s election, five options to renew the Lease for a term of one year for each option (each, a “**Renewal Term**”) upon all the terms and conditions set forth herein.

- a. Initial Term. The “**Initial Term**” is seven years, commencing July 9, 2013 and ending July 10, 2020.
- b. Renewal Terms. Lessee has five options to renew this Lease for a term of one year for each option (each, a “**Renewal Term**”) upon all the terms and conditions set forth herein.

3. Section 3. Rent. Is deleted in its entirety and replaced with the following:

Rent. Lessee shall pay rent to County monthly in advance, without offset or demand, on or before the first day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
July 10, 2013 – July 9, 2014	\$2200.00
July 10, 2014 – July 9, 2015	\$2244.00
July 10, 2015 – July 9, 2016	\$2,288.88
July 10, 2016 – July 9, 2017	\$2,334.66
July 10, 2017 – July 9, 2018	\$2,381.35
July 10, 2018 – July 9, 2019	\$2,428.98
July 10, 2019 – July 9, 2020	\$2,477.56

First Renewal Term. \$2,527.11 commencing July 10, 2020 and ending July 9, 2021.

Second Renewal Term. \$2,577.65 commencing July 10, 2021 and ending July 9, 2022.

Third Renewal Term. \$2,629.20 commencing July 10, 2022 and ending July 9, 2023.

Fourth Renewal Term. \$2,681.78 commencing July 10, 2023 and ending July 9, 2024.

Fifth Renewal Term. \$2,735.42 commencing July 10, 2024 and ending July 9, 2025.

4. All other terms of the Lease remain unchanged.

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5. County and Lessee are causing this first amendment to be executed as of the date set forth in the introductory paragraph.

**COUNTY**

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

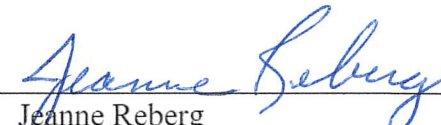
By: \_\_\_\_\_  
Brian M. Balbas  
Director of Public Works

**LESSEE**

Bi-Bett Corporation, a California non-profit corporation

By: \_\_\_\_\_ 1/13/20  
  
Jaime Camps  
Chief Executive Officer

RECOMMENDED FOR APPROVAL:

By: \_\_\_\_\_  
  
Jeanne Reberg  
Chief Financial Officer

By: \_\_\_\_\_  
Jessica L. Dillingham  
Principal Real Property Agent

By: \_\_\_\_\_  
Stacey Sinclair  
Senior Real Property Agent

APPROVED AS TO FORM:  
Sharon L. Anderson, County Counsel

By: \_\_\_\_\_  
Kathleen M. Andrus  
Deputy County Counsel