

**FIRST AMENDMENT TO LEASE**

**VETERAN'S SERVICES  
2101 Vale Road, Suite 302  
San Pablo, CA**

This first amendment is dated \_\_\_\_\_ and is between Helge Theiss-Nyland and Patricia Theiss-Nyland, Trustees of the Helge Theiss-Nyland and Patricia Theiss-Nyland 2006 Trust, (the "**Lessor**") and the County of Contra Costa, a political subdivision of the State of California (the "**County**").

Recitals

A. Lessor is the owner of the building located at 2101 Vale Road, Suite 302, San Pablo, California (the "**Building**"). The Building was previously owned by Pucci Properties, a general partnership (the "**Prior Owner**") Lessor is the successor-in-interest to the Prior Owner

B. As a result of the above-referenced change in the ownership of the Building, Lessor and County are parties to a lease dated May 1, 2015, under which the County is leasing the Building from Lessor (the "**Lease**").

C. On May 1, 2020, the parties agreed to extend the Lease on a month-to-month basis, as provided in Section 24 of the Lease. The parties now desire to amend the Lease as set forth below.

The parties therefore agree as follows:

Agreement

1. Section 2. Term is deleted in its entirety and replaced with the following:

Section 2 Term: The term ("**Term**") of this Lease is for 10 years beginning on May 1, 2015, and ending April 30, 2025. County has no renewal options under this Lease.

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

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 Term in the amounts set forth below:

| <u>Time Period</u>                 | <u>Monthly Rental</u> |
|------------------------------------|-----------------------|
| May 1, 2015 – April 30, 2016       | \$1,054               |
| May 1, 2016 – April 30, 2017       | \$1,110               |
| May 1, 2017 – April 30, 2018       | \$1,165               |
| May 1, 2018 – April 30, 2019       | \$1,220               |
| May 1, 2019 – August 31, 2020      | \$1,285               |
| September 1, 2020 – April 30, 2021 | \$1,302               |
| May 1, 2021 – April 30, 2022       | \$1,342               |
| May 1, 2022 – April 30, 2023       | \$1,382               |
| May 1, 2023 – April 30, 2024       | \$1,423               |
| May 1, 2023 – April 30, 2025       | \$1,466               |

3. Section 22. Notices is deleted in its entirety and replaced with the following:

Notices. Any notice required or permitted under this lease shall be in writing and sent by facsimile with written transmission confirmation, overnight delivery service or registered or certified mail, postage prepaid and directed as follows:

To Lessor: Helge Theiss-Nyland  
Patricia Theiss Nyland  
C/o Kennedy Wilson  
1850 Gateway Blvd., Suite 130  
Concord, CA 94520

To County: Contra Costa County  
Public Works Department  
Attn: Principal Real Property Agent  
255 Glacier Drive  
Martinez, CA 94553

4. All other terms of the Lease remain unchanged.

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

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

Helge Theiss-Nyland and Patricia  
Theiss-Nyland, Trustees of  
the Helge Theiss-Nyland and Patricia  
Theiss-Nyland 2006 Trust

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

By: \_\_\_\_\_  
Helge Theiss-Nyland  
Trustee

RECOMMENDED FOR APPROVAL:

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

By: \_\_\_\_\_  
Trustee

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

APPROVED AS TO FORM  
SHARON L. ANDERSON, COUNTY COUNSEL

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