

FIRST AMENDMENT TO LEASE

Employment and Human Services Department
Community Services Bureau
2600 Mission Bell Drive
San Pablo, California

This first amendment is dated July 1, 2020 and is between Contra Costa Community College District, a public agency (the “**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 July 1, 2015, under which the County is leasing approximately 2,652 square feet of floor space including two classrooms and restrooms in the building commonly known as 2600 Mission Bell Drive, San Pablo, California (the “**Lease**”).

B. The parties desire to extend the term of the lease and revise the rent.

The parties therefore agree as follows:

Agreement

1. 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 County’s election, Renewal Terms, each as defined below.

- a. Initial Term. The “**Initial Term**” is seven years, commencing on July 1, 2015 (the “**Commencement Date**”) and ending June 30, 2022.
- b. Renewal Terms. County has one option to renew this lease for a term of three years (a “**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 thirty 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 a 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:

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>
July 1, 2015 – June 30, 2016	\$4,390
July 1, 2016 – June 30, 2017	\$4,500
July 1, 2017 – June 30, 2018	\$4,610
July 1, 2018 – June 30, 2019	\$4,725
July 1, 2019 – November 30, 2020	\$4,843
December 1, 2020 – June 30, 2021	\$4,965
July 1, 2021 – June 30, 2022	\$5,090

- b. First Renewal Term.

July 1, 2022 – June 30, 2023	\$5,218
July 1, 2023 – June 30, 2024	\$5,375
July 1, 2024 – June 30, 2025	\$5,537

3. All other terms of the Lease remain unchanged.

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Landlord 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

CONTRA COSTA COMMUNITY
COLLEGE DISTRICT

By: _____
Brian M. Balbas
Public Works Director

By: _____
David Wetmore
Director of Purchasing and
Contract Services

RECOMMENDED FOR APPROVAL:

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