

FIRST AMENDMENT TO LEASE

**Rancho Grande Taqueria
5830 Pacheco Blvd.
Pacheco, CA 94553**

This first amendment is dated March 1, 2022 and is between Contra Costa County, a political subdivision of the State of California (the “**County**”) and Flavio Hernandez, an individual (the “**Lessee**”).

Recitals

A. The County is the owner of the property located at 5380 Pacheco Blvd., in Pacheco, California, including the parking lot and improvements thereon (the “**Premises**”).

B. The County and the Lessee are parties to a lease dated February 27, 2013, under which the Lessee is leasing the Premises for the purpose of operating a drive through taqueria restaurant (the “**Lease**”).

C. The parties desire to extend the term of the lease through February 28, 2027 and update the contact information for the purpose of notices.

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 begins on March 1, 2013 and ends on February 28, 2027.

2. Rent for the period of March 1, 2022 through February 28, 2027 is as follows:

<u>Period</u>	<u>Monthly Rental</u>
March 1, 2022 – February 28, 2023	\$3,000
March 1, 2023 – February 29, 2024	\$3,200
March 1, 2024 – February 28, 2025	\$3,400
March 1, 2025 – February 28, 2026	\$3,600
March 1, 2026 – February 28, 2027	\$3,800

3. Section 24. Notices is deleted in its entirety and replaced with the following:

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

To County: Contra Costa County
Public Works Department
Real Estate Division
40 Muir Road, 2nd Floor
Martinez, CA 94553
Attn: Principal Real Property Agent

To Lessee: Flavio Hernandez
2450 San Ramon Valley Blvd.
San Ramon, CA 94583

4. 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

FLAVIO HERNANDEZ

By: _____
Brain M. Balbas
Director of Public Works

By: _____
Flavio Hernandez

RECOMMENDED FOR APPROVAL:

By: _____
Jessica L. Dillingham
Principal Real Property Agent

By: _____
Stacey Sinclair
Senior Real Property Agent

APPROVED AS TO FORM
MARY ANN MCNETT MASON,
COUNTY COUNSEL

By: _____
Kathleen M. Andrus
Deputy County Counsel