FIRST AMENDMENT TO LEASE

Carquinez-Crockett Fire Protection District
49 Canyon Lakes Drive
Port Costa, California

This first amendment is dated March 29, 2022 and is between Paula Ardizzoia-Harvey, an individual (the "**Lessor**") and the Crockett-Carquinez Fire Protection District, a political subdivision of the State of California (the "**District**").

Recitals

A. The Lessor and the District are parties to a lease dated September 20, 2011, under which the District is leasing a garage and driveway at the location commonly known as 49 Canyon Lakes Drive, Port Costa, California (the "**Lease**").

B. On September 30, 2020, the parties agreed to extend the Lease on a month-to- month basis, as provided in Section B.1 of the Lease. The parties now desire to extend the term of the lease and revise the rent.

The parties therefore agree as follows:

Agreement

1. A.3. 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 District's election, Renewal Terms, each as defined below.

a. Initial Term. The "**Initial Term**" is fifteen years, commencing on October 1, 2011 (the "**Commencement Date**") and ending September 30, 2026.

b. Renewal Terms. District has one option to renew this lease for a term of five years (a "**Renewal Term**") upon all the terms and conditions set forth herein.

i. District will provide Lessor with written notice of its election to renew the Lease thirty days prior to the end of the Term. However, if District fails to provide such notice, its right to renew the Lease will not expire until fifteen working days after District's receipt of Lessor's written demand that District exercise or forfeit the option to renew.

ii. Upon the commencement of the 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 A.4. Rent is deleted in its entirety and replaced with the following:

Rent. District 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 Term, in the amounts set forth below:

a. Initial Term.

Time Period	Rate
October 1, 2011 – February 28, 2022	$450.00
March 1, 2022 – September 30, 2026	$500.00

b. Renewal Term.

Time Period	
October 1, 2026 - September 31, 2031.	$500.00

3. All other terms of the Lease remain unchanged.

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

DISTRICT

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

By_____
Brian M. Balbas
Public Works Director

LESSOR

PAULA ARDIZZOIA-HARVEY, an individual

By_____
Paula Ardizzoia-Harvey

RECOMMENDED FOR APPROVAL:

By_____
Dean Colombo
Crockett-Carquinez Fire Protection District

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

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