

LEASE AMENDMENT NO. 4

This Lease Amendment No. 4, is made by and between Ito Farms, Inc., ("LESSOR"), and COUNTY OF MONTEREY c/o Public Works, Facilities and Parks, Attn: Real Property Specialist, 1441 Schilling Place, South Building, 2nd Floor, Salinas, Ca. 93901 (referred to herein as "LESSEE") (collectively referred to as, "the parties").

WITNESSETH

WHEREAS, LESSOR and LESSEE previously entered into that certain LEASE AGREEMENT, dated March 1, 2013 (the "Lease" or Lease Agreement No. A-12410), whereby LESSOR leased to LESSEE and LESSEE leased from LESSOR approximately 3,872 rentable square feet and 3,291 usable square feet of office space in Suite 120 at 1611 Bunker Hill Road, Salinas, California 93906 (hereinafter referred to as the "Premises"). The initial Lease term provided for a "Lease Commencement Date" of March 1, 2013 with an initial five (5) year term and two (2) extended one (1) year terms, for a total seven (7) year term.

WHEREAS, LESSOR and LESSEE amended the Lease pursuant to the terms of LEASE AMENDMENT NO. 1 to Lease Agreement No. A-12410 dated October 30, 2017, whereby the Lease was extended through and including February 28, 2019 and the monthly rent was adjusted according to the corresponding Rent Schedule.

WHEREAS, LESSOR and LESSEE amended the Lease pursuant to the terms of LEASE AMENDMENT NO. 2 to Lease Agreement No. A-12410 dated January 11, 2019, whereby the Lease was extended through and including February 28, 2020 and the monthly rent was adjusted according to the corresponding Rent Schedule.

WHEREAS, LESSOR and LESSEE amended the Lease pursuant to the terms of LEASE AMENDMENT NO. 3 to Lease Agreement No. A-12410 dated April 23, 2020, whereby the Lease was extended through and including February 28, 2023 and the monthly rent was adjusted according to the corresponding Rent Schedule.

WHEREAS, LESSOR and LESSEE desire to amend said Lease to extend the term and adjust the rent.

NOW, THEREFORE, it is hereby agreed that said Lease is amended effective as of March 1, 2023 as set forth below:

1. Extended Term

The term of the Lease shall be extended for an additional two (2) year period commencing on, March 1, 2023, through and including February 28, 2025.

2. Rent

The monthly rent shall be Eight Thousand Three Hundred Forty and 90/100 Dollars (\$8,340.90), effective March 1, 2023. The rent shall increase pursuant to the rent schedule below, which is reflective of a three percent (3%) annual "Cost of Living" increase for the next two (2) year extended term.

RENT SCHEDULE		
Period	Monthly Rent for 3,872 Square Feet	Monthly Rent
March 1, 2023 – February 28, 2024	Eight Thousand Three Hundred Forty and 90/100 Dollars	\$8,340.90
March 1, 2024 – February 28, 2025	Eight Thousand Five Hundred Seven and 72/100 Dollars	\$8507.72

3. Incorporation of Recitals

The recitals to this Renewal and Amendment No. 4 to Lease Agreement No. A-12410 are incorporated by this reference.

4. Interpretation of Conflicts

All other terms, covenants and conditions of the Lease shall remain in full force and effect. In the event of any conflicts between the terms and conditions of Lease Agreement No. A-12410 as amended pursuant to Amendment Nos 1-3, and the terms and conditions of this Renewal and Amendment No. 4 to Lease Agreement No. A-12410, the terms and conditions of this Renewal and Amendment No. 4 to Lease Agreement No. A-12410 shall prevail.

*****SIGNATURE PAGE TO FOLLOW*****

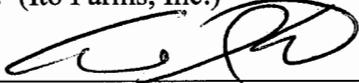
IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Renewal and Amendment No. 4 as of the last date opposite the respective signatures below. The parties understand and agree that this Renewal and Amendment No. 4 to said Lease shall be effective as of March 1, 2023.

LESSEE: (County of Monterey)

BY: _____
Debra Wilson, PHD, Contracts/Purchasing
Officer

Dated: _____

LESSOR: (Ito Farms, Inc.)

BY: _____

William Ito, President

Dated: 1/22/23

APPROVED AS TO FORM:

Office of County Counsel
Leslie J. Girard, County Counsel

BY: DocuSigned by:

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Mary Grace Perry, Deputy County Counsel

Dated: 2/1/2023 | 9:43 AM PST

LESSOR: (Ito Farms, Inc.)

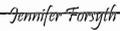
& BY: _____

John Sun, CFO

Dated: 1/23/2023

APPROVED AS TO FISCAL PROVISIONS:

(Auditor-Controller) Auditor-Controller Analyst II

BY: DocuSigned by:

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Dated: 2/2/2023 | 4:25 PM PST

Department Head:

BY: _____
Elsa Mendoza Jimenez, Director of Health

Dated: _____