

LEASE AMENDMENT NO. 4

This AMENDMENT No. 4, is made by and between 1615 BUNKER HILL, LLC by Thrust IV, Inc., its Managing Member, as successor in interest to CREEKBRIDGE OFFICE CENTER II, LLC, ("LESSOR"), and COUNTY OF MONTEREY c/o Real Property Specialist, 855 E. Laurel Drive Building C, Salinas, California 93905 (referred to herein as "LESSEE")(collectively referred to as, "the parties").

WITNESSETH

WHEREAS, LESSOR and LESSEE previously entered into that certain Lease Agreement, dated July 31, 2007 (the "Lease"), whereby LESSOR leased to LESSEE and LESSEE leased from LESSOR approximately 12,463 rentable square feet and 10,593 usable square feet of office space in Suites 190, 230 and 250 at 1615 Bunker Hill Road, Salinas, California 93906 (hereinafter referred to as the "Premises"). Thereafter, LESSOR and LESSEE amended the Lease pursuant to the terms of Amendment No. 1 dated July 31, 2007 whereby the Lease was amended to include Suite 140 which increased the Premises to 14,427 rentable square feet and 12,262 usable square feet (the Premises) and increased the monthly rent to \$30,269.70 monthly. Thereafter, LESSOR and LESSEE amended the Lease pursuant to the terms of the Second Amendment to Lease with an effective date of August 12, 2010 whereby LESSEE'S Suite 230 was relocated (although the same Suite number was retained) and the Lease was amended to increase the size of the Premises to 14,667 rentable square feet and 12,466 usable square feet without any change in rent. The Lease and amendments shall be collectively hereinafter referred to as the "Lease".

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, 2016 as set forth below:

1. Extended Term

The term of the Lease shall be extended for an additional period of sixteen (16) months commencing on, March 1, 2016, through and including June 30, 2017.

2. Rent

The rent shall increase pursuant to the rent schedule below, which is reflective of a two percent (2%) annual "Cost of Living" increase, for this sixteen (16) months extension.

RENT SCHEDULE		
Period	Monthly Rent for 14,667 Square Feet	Monthly Rent
March 1, 2016 – February 28, 2017	Thirty Thousand Six Hundred Twenty and 09/100 Dollars	\$30,620.09
March 1, 2017 – June 30, 2017	Thirty One Thousand Two Hundred Thirty Two and 49/100 Dollars	\$31,232.49

3. Tenant Improvements

LESSEE is to retain the space in its "as-is" condition.

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 the Lease and the terms and conditions of this Agreement No. 4, the terms and conditions of this Agreement No. 4 shall prevail.

4. Incorporation of Recitals

The recitals to this Amendment No. 4 are incorporated by this reference.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Amendment No. 4 as of the last date opposite the respective signatures below. The parties understand and agree that this Amendment No. 4 to said Lease shall be effective as of March 1, 2016.

LESSEE: (County of Monterey)

BY: [Signature]
Michael R. Derr, Contracts/Purchasing Officer

Dated: 3-17-16

LESSOR: (1615 BUNKER HILL, LLC, By Thrust IV, Inc., Its Managing Member)

BY: [Signature]
Hugh P. Bikle, President

Dated: 26 Feb 2016

APPROVED AS TO FORM AND LEGALITY: (County Counsel)

BY: [Signature]
Mary Grace Perry, Deputy County Counsel
March 7, 2016

LESSOR: (1615 BUNKER HILL, LLC, By Thrust IV, Inc., Its Managing Member)

& BY: [Signature]
Signature
Name: Pamela Heldenbrand
Printed
Name: Secretary
(Secretary, Assistant Secretary, CFO, Assistant Treasurer)

Dated: March 1, 2016

Reviewed as to fiscal provisions
[Signature]
Auditor-Controller
County of Monterey 77-16