

LEASE AMENDMENT NO. 2

This LEASE AMENDMENT No. 2, is made by and between Ito Farms, Inc., ("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 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 to \$7,481.26 according to the corresponding rent schedule. Lease Agreement No. A-12410 and amendments to said Lease shall be collectively 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, 2019 as set forth below:

1. Extended Term

The term of the Lease shall be extended for an additional period of one (1) year commencing on, March 1, 2019, through and including February 29, 2020.

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 second one (1) year extension.

RENT SCHEDULE		
Period	Monthly Rent for 3,872 Square Feet	Monthly Rent
March 1, 2019 – February 29, 2020	Seven Thousand Six Hundred Thirty and 89/100 Dollars	\$7,630.89

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 LEASE AMENDMENT NO. 2, the terms and conditions of this LEASE AMENDMENT NO. 2 shall prevail.

4. Incorporation of Recitals

The recitals to this LEASE AMENDMENT NO. 2 are incorporated by this reference.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this LEASE AMENDMENT NO. 2 as of the last date opposite the respective signatures below. The parties understand and agree that this LEASE AMENDMENT NO. 2 to said Lease shall be effective as of March 1, 2019.

LESSEE: (County of Monterey)

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

Dated: 1-11-19

LESSOR: (Ito Farms, Inc.)

BY: [Signature]
William Ito, President

Dated: 12/11/18

APPROVED AS TO FORM AND LEGALITY: (County Counsel)

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

LESSOR: (Ito Farms, Inc.)

& BY: [Signature]
Signature

Name: John Sun

Printed Name: CFO

(Secretary, Assistant Secretary, CFO, Assistant Treasurer)

Dated: 12/11/18

Reviewed as to fiscal provisions

[Signature]
Auditor-Controller
County of Monterey

1-8-18