

Amendment No. 2

TWO YEAR EXTENSION OF LEASE AGREEMENT

LESSOR: B & A Farahmand Family Trust Dated November 8, 2006
17692 River Run Road, Salinas, CA 93908

LESSEE: County of Monterey

Premises: 1370-B South Main Street, Salinas, CA 93901

Lease: Lease Agreement A-11760 dated August 3, 2010

Effective Date: January 1, 2016

This Amendment No. 2 – Two Year Extension of Lease Agreement (Amendment No. 2) to the Lease Agreement between the County of Monterey, a political subdivision of the State of California (LESSEE) and the B & A Farahmand Family Trust Dated November 8, 2006 (LESSOR) is hereby entered into as of the last date opposite the respective signatures below.

Whereas, LESSOR entered into a Lease Agreement with LESSEE on or about August 3, 2010; and

Whereas, LESSOR and LESSEE desire to extend the term of said Lease Agreement through December 31, 2017; and

Now, therefore it is agreed that:

- 1) Said Lease Agreement is hereby extended for two (2) years through December 31, 2017.
- 2) The monthly rent, effective as of January 1, 2016 through December 31, 2017, shall be Thirty One Thousand Five Hundred Seventy Five Dollars and 00/100 (\$31,575.00).
- 3) In the event LESSEE vacates the Premises in acceptable condition to LESSOR between July 1, 2017 through December 31, 2017, and LESSOR or LESSEE have not produced an acceptable replacement occupant to LESSOR (by lease or purchase contract), the monthly rent shall be adjusted to Twenty-Seven Thousand Eight Hundred Seventy-Five Dollars and 00/100 (\$27,875.00).

- 4) In the event an acceptable replacement occupant is produced (by lease or purchase contract) and LESSEE has vacated the Premises anywhere between July 1, 2017 through December 31, 2017, LESSOR agrees to negotiate in good faith a lease buy-out agreement with LESSEE for the remaining term of the Lease.
- 5) All other terms and conditions of said Lease Agreement which are not amended by this Amendment No. 2 shall remain in full force and effect.
- 6) If there is any conflict between the terms of said Lease Agreement and this Amendment No. 2, the terms of this Amendment No. 2 shall prevail.
- 7) The recitals to this Amendment No. 2 are hereby incorporated by this reference.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment No. 2 to the Lease Agreement as of the last date opposite the respective signatures below.

LESSEE: (County of Monterey)

By: _____

Title: Contracts/ Purchasing Officer

Date: _____

APPROVED AS TO FORM: (County Counsel)

By: *May Grace Perry*

Title: Deputy County Counsel

Date: *May 14, 2015*

**LESSOR: (B & A Farahmand Family Trust
Dated November 8, 2006)**

By: *FOR B & A FARAHMAND FAMILY TRUST*

By: *Bahman Bah Farahmand*

Title: Co-Trustees *Ann F. Farahmand*

Date: *5-13-15*