

AMENDMENT 2 OF LEASE AGREEMENT

LESSOR: County of Monterey

LESSEE: Salinas Area Modelers, Inc
P.O Box 1225, Salinas, California, 93902-1225

Premises: Old Chualar Landfill Site located at 24200 Chualar Dump Road, Chualar California

Lease: Agreement A-10526 dated April 3, 2007 and subsequently amended on July 1, 2011

It is agreed that:

1. Said Lease term shall be extended until **June 30, 2021**, with Two (2) additional Five (5) year options to extend the Term of the Lease for a Total of Ten (10) additional Years upon mutual consent by LESSOR and LESSEE.
2. RENT: LESSEE agrees to pay LESSOR annually, as rent for the use of the Site as follows.
 - A) **July 1, 2016 – June 30, 2021 four hundred twenty five dollars (\$425.00)**, on or before each year of the Lease.
 - B) **July 1, 2021 – June 30, 2026 four hundred seventy five dollars (\$475.00)**, on or before each year of the Lease.
 - C) **July 1, 2026 – June 30, 2031 five hundred dollars (\$500.00)**, on or before each year of the Lease.
3. Paragraph 8e of said Lease Agreement to be removed in its entirety and replaced with the following: LESSEE acknowledges that Pursuant to California Code of Regulations, Title 27: 21190. CIWMB - Postclosure Land Use. (T14:Section 17796), no open flames are allowed onsite in order to prevent landfill gas explosions. A closed landfill may still emit methane gas; which if exposed to an open flame may create an explosion.
4. All other terms and conditions of the said Lease Agreement shall remain the same.

Effective Date: July 1, 2016

LESSOR: (County of Monterey)

By: _____

Title: Contracts/Purchasing Officer

Date: _____

APPROVED AS TO FORM: (County Counsel)

By: *Myra Lee Perry*

Title: Deputy County Counsel

Date: 9-23-2016

LESSEE: (Salinas Area Modelers, Inc.)

By: *Dennis Gaudy*

Title: President

Date: 9-16-2016

LESSEE: (Salinas Area Modelers, Inc.)

By: *RB McGregor*

Title: Treasurer

Date: 09/16/2016