

**LEASE AMENDMENT NO. 1**

This AMENDMENT No. 1, is made by and between Ito Farms, Inc., ("LESSOR"), and COUNTY OF MONTEREY c/o Real Property Specialist, 1441 Schilling Place, South Building, 2nd Floor, Salinas, California 93901-4527(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"), 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").

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, 2018 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, 2018, through and including February 28, 2019.

**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 one (1) year extension.

| RENT SCHEDULE                     |   |              |
|-----------------------------------|---|--------------|
| Period                            | Monthly Rent for 3,872 Square Feet                        | Monthly Rent |
| March 1, 2018 – February 28, 2019 | Seven Thousand Four Hundred Eighty One and 26/100 Dollars | \$7,481.26   |

**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. 1, the terms and conditions of this Agreement No. 1 shall prevail.

**4. Incorporation of Recitals**

The recitals to this Amendment No. 1 are incorporated by this reference.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Amendment No. 1 as of the last date opposite the respective signatures below. The parties understand and agree that this Amendment No. 1 to said Lease shall be effective as of March 1, 2018.

**LESSEE:** (County of Monterey)

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

Dated: 10.30.17

**LESSOR:** (Ito Farms, Inc.)

BY: [Signature]  
William Ito, President

Dated: 10/12/17

**APPROVED AS TO FORM AND LEGALITY:** (County Counsel)

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

10-25-2017

**LESSOR:** (Ito Farms, Inc.)

& BY: [Signature]  
Signature

Name: John Sun

Printed

Name: CFO

(Secretary, Assistant Secretary, CFO, Assistant Treasurer)

Dated: 10/12/17

**APPROVED AS TO FISCAL PROVISIONS:** (Auditor/Controller)

BY: [Signature]  
Gary Giboney, Chief Deputy Auditor-Controller

10.23.17