

**THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
FIRST AMENDMENT OF LEASE
THE REGENTS AS LANDLORD**

THIS FIRST AMENDMENT OF LEASE ("Amendment") is made and entered into as of the latest date of execution as set forth below ("Effective Date"), by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation ("Landlord") and COUNTY OF MONTEREY, a political subdivision of the State of California. ("Tenant").

RECITALS

- A. Landlord and Tenant entered into that certain Lease effective date November 4, 2016 (the "Lease"), modified on October 31, 2019, July 15, 2020, October 9, 2020 and again on November 23, 2020. Licensor granted a consent for "Holding Over" which expires December 31, 2020, for certain Premises in the Building situated in the City of Marina, County of Monterey, State of California, generally described herein as the MBEST Center Campus, Suite 157, located at 3180 Imjin Rd., as more particularly described in the Lease.
- B. Landlord and Licensee now desire to extend the term of the lease through June 30, 2021.

NOW, THEREFORE in consideration of the mutual covenants and promises set forth in this Amendment and other valuable consideration, receipt of which is hereby acknowledged, the parties do hereby agree as follows:

1. Definitions. Except as expressly modified herein, terms defined in the Lease shall have the same meanings when used in this Amendment.
2. Term. In Article 3.1, titled "Term," the following is added in addition after the final sentence in the final paragraph:

"Commencing as of the latest date of execution, this Lease term shall be a period not to exceed June 30, 2021 unless sooner terminated pursuant to any provision hereof."

3. Rent. Article 4, "Rent" the first sentence is deleted in entirety and replaced with:

"Tenant shall pay to Landlord as Monthly Rent for the Premises, subject to the terms of paragraph 15.2, titled, "Additional Rent," the following amount:

*"\$1,906.72 Base Rent (1,402 RSF at \$1.36/RSF), plus;
\$420.60 FY 20 estimated Common Area Maintenance (1,402 RSF at \$0.30/RSF),*

*plus;
\$112.16 FY 20 estimated on-premises electricity (1,402 RSF at \$0.08/RSF), for a
total of \$2,439.48 Monthly Rent.”*

IN WITNESS WHEREOF, the parties have executed this Amendment of Lease as of the
above Effective Date.

LANDLORD

TENANT

THE REGENTS OF THE UNIVERSITY OF
UNIVERSITY OF CALIFORNIA

COUNTY OF MONTEREY

By: _____

DocuSigned by:
Debra Wilson, Contracts/Purchasing Supervisor
By: _____
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Its: _____

Its: DRW

Date: _____

Date: 12/2/2020 | 11:29 AM PST

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL Leslie J. GIRARD,
COUNTY COUNSEL

DocuSigned by:
Mary Grace Perry
By: _____
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Mary Grace Perry, Deputy County Counsel

Date: 11/24/2020 | 2:22 PM PST
