

LEASE AMENDMENT NO. 3

This LEASE AMENDMENT No. 3, is made by and between King City Town Square, LLC, ("LESSOR"), and COUNTY OF MONTEREY c/o Public Works, Facilities and Parks, Attn: Real Property Specialist, 1441 Schilling Place, South Building, 2nd Floor, Salinas, California 93901 (referred to herein as "LESSEE")(collectively referred to as "the parties").

WITNESSETH

WHEREAS, LESSOR and LESSEE previously entered into that certain LEASE AGREEMENT, dated October 1, 2014 (the "Lease" or Lease Agreement No. A-12809), whereby LESSOR leased to LESSEE and LESSEE leased from LESSOR approximately 8,713 rentable square feet of office space in Suite 70 and 88 at 200 Broadway Street, King City, California 93930 (hereinafter referred to as the "Premises"). The initial Lease term provided for a "Lease Commencement Date" of November 13, 2014 with an initial five (5) year term and two (2) extended three (3) year terms, for a total eleven (11) year term; and

WHEREAS, LESSOR and LESSEE amended the Lease pursuant to the terms of Amendment No. 1 to Lease with an effective date of November 13, 2019 whereby the Lease was extended until November 12, 2022 and the rent was adjusted according to the corresponding Rent Schedule; and

WHEREAS, LESSOR and LESSEE amended the Lease pursuant to the terms of Amendment No. 2 to Lease with an effective date of November 13, 2022 whereby the Lease was extended until November 12, 2025 and the rent was adjusted according to the corresponding Rent Schedule; and

WHEREAS, LESSOR and LESSEE desire to amend said Lease to extend the term, adjust the rent, and update Exhibit D and Exhibit E.

NOW, THEREFORE, it is hereby agreed that said Lease is amended effective as of November 13, 2025 as set forth below:

1. Extended Term

The term of the Lease shall be extended for an additional period of three (3) years commencing on, November 13, 2025, through and including November 12, 2028, with an option to extend one (1) additional three (3) year period.

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2. Rent

The monthly rent shall be Ten Thousand One Hundred Seventy-Three and 92/100 Dollars (\$10,173.92), effective November 13, 2025. The rent shall increase, on year two (2) and year three (3) pursuant to the rent schedule below, which is reflective of a one percent (1%) annual "Cost of Living" increase, for this third three (3) year extended term.

RENT SCHEDULE		
Period	Monthly Rent for 8,713 Square Feet	Monthly Rent
November 13, 2025 - November 12, 2026	Nine Thousand Eight Hundred Seventy-Four and 71/100 Dollars	\$10,173.92
November 13, 2026 - November 12, 2027	Nine Thousand Nine Hundred Seventy-Three and 46/100 Dollars	\$10,275.66
November 13, 2027 - November 12, 2028	Ten Thousand Seventy-Three and 19/100 Dollars	\$10,378.42

3. Exhibit D – Summary of Services and Utilities

Exhibit D to the Lease Agreement is hereby amended by inserting the following new provision:

Stairway and Second Floor Exterior Walkway Maintenance Obligation: Notwithstanding any provision of the Lease to the contrary, LESSOR shall, at LESSOR’S sole cost and expense, take reasonable measures to address and remedy the slippery conditions on the stairway and second floor exterior walkway located at 200 Broadway St., King City, California, 93930. Such measures may include, but are not limited to, application of non-slip coatings, installation of non-slip materials, or other industry-accepted corrective actions. LESSOR shall complete the corrective measures no later than December 31, 2025, and shall maintain the deck in a safe, non-slippery condition throughout the term of the Lease.

4. Exhibit E – Summary of Repair and Maintenance Responsibilities

Exhibit E to the Lease Agreement is hereby amended by inserting the following new provision:

Maintenance Response Time: LESSOR shall respond to all maintenance and repair requests submitted by LESSEE within twenty-four (24) hours of receipt. For purposes of this provision, “respond” means that LESSOR shall acknowledge the request, assess the nature of the issue, and provide an anticipated timeframe for completion of the repair or corrective action. In the case of emergencies that materially affect health, safety, or habitability, LESSOR shall use best efforts to initiate corrective measures immediately.

5. 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. 3, the terms and conditions of this LEASE AMENDMENT NO. 3 shall prevail.

6. Incorporation of Recitals

The recitals to this LEASE AMENDMENT NO. 3 are incorporated by this reference.

******* SIGNATURE PAGE TO FOLLOW *******

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Amendment No. 3 as of the last date opposite the respective signatures below. The parties understand and agree that this Amendment No. 3 to said Lease shall be effective as of November 13, 2025.

LESSEE: (County of Monterey)

By: ^{Signed by:}
Tom Skinner
30F2300D718745F...

APPROVED AS TO FORM: (County Counsel)

By: ^{Signed by:}
Mary Grace Perry
C83342707AC641A...
Mary Grace Perry

Title: Acting Chief Contracts and Procurement Officer Title: Deputy County Counsel

Date: 3/17/2026 | 4:19 PM PDT

Date: 1/26/2026 | 11:27 AM PST

LESSOR: (King City Town Square, LLC.)

By: ^{DocuSigned by:}
CHRIS DAVIS
CCCD845C7F3C42E...
Chris Davis, Managing Partner/Manager

Approved as to Fiscal Provisions: (Auditor Controller's Office)

^{DocuSigned by:}
Patricia Ruiz
E79EF64E57454F6...
Patricia Ruiz

Date: 12/19/2025 | 10:59 AM PST

Auditor Controller Analyst I
1/20/2026 | 7:51 AM PST