

LEASE AMENDMENT NO. 1

This LEASE AMENDMENT No. 1, is made by and between King City Town Square, LLC, ("LESSOR"), and COUNTY OF MONTEREY c/o 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.

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 November 13, 2019 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, 2019, through and including November 12, 2022.

2. Rent

The rent shall decrease from \$1.18 per square foot to the mutually agreed rate of \$1.10 per square foot upon the start date of the next extended term commencing on, November 13, 2019. 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 first three (3) year extended term.

RENT SCHEDULE		
Period	Monthly Rent for 8,713 Square Feet	Monthly Rent
November 13, 2019 – November 30, 2020	Nine Thousand Five Hundred Eighty Four and 30/100 Dollars	\$9,584.30
December 1, 2020 – November 30, 2021	Nine Thousand Six Hundred Eighty and 14/100 Dollars	\$9,680.14
December 1, 2021 – November 12, 2022	Nine Thousand Seven Hundred Seventy Six and 94/100 Dollars	\$9,776.94

3. Tenant Improvements

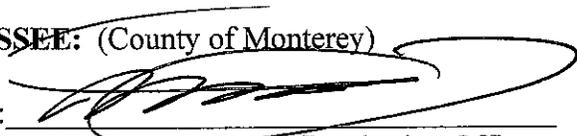
LESSEE is to retain the space in its "as-is" condition.

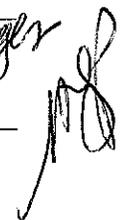
All other terms, covenants and conditions of the Lease shall remain in full force and effect. In the event of any conflicts between the terms and conditions of the Lease and the terms and conditions of this LEASE AMENDMENT NO. 1, the terms and conditions of this LEASE AMENDMENT NO. 1 shall prevail.

4. Incorporation of Recitals

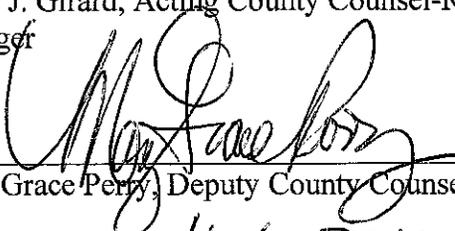
The recitals to this LEASE AMENDMENT NO. 1 are incorporated by this reference.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this LEASE AMENDMENT NO. 1 as of the last date opposite the respective signatures below. The parties understand and agree that this LEASE AMENDMENT NO. 1 to said Lease shall be effective as of November 13, 2019.

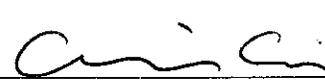
LESSEE: (County of Monterey)
BY: 
Michael R. Derr, Contracts/Purchasing Officer
Dated: 11-19-19

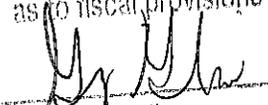
LESSOR: (King City Town Square, LLC)
BY: 
Chris Davis, Managing Partner / Manager
Dated: 10-31-19 

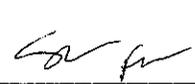
APPROVED AS TO FORM AND LEGALITY
Office of the County Counsel-Risk Manager
Leslie J. Girard, Acting County Counsel-Risk Manager

BY: 
Mary Grace Perry, Deputy County Counsel
11-6-2019

LESSOR: (King City Town Square, LLC)

& BY: 
Signature
Name: Andrew Davis
Printed Name: Managing Partner / Manager
Title: Partner
Dated: 10-31-19 

Reviewed as to fiscal provisions

Auditor-Controller
County of Monterey


Director of Health
12/11/2019
Date