

LEASE AMENDMENT NO. 2

This LEASE AMENDMENT No. 2, 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.

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.

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, 2022 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, 2022, through and including November 12, 2025.

2. Rent

The monthly rent shall be Nine Thousand Eight Hundred Seventy-Four and 71/100 Dollars (\$9,874.71), effective November 13, 2022. 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 second three (3) year extended term.

RENT SCHEDULE		
Period	Monthly Rent for 8,713 Square Feet	Monthly Rent
November 13, 2022 - November 12, 2023	Nine Thousand Eight Hundred Seventy-Four and 71/100 Dollars	\$9,874.71
November 13, 2023 - November 12, 2024	Nine Thousand Nine Hundred Seventy-Three and 46/100 Dollars	\$9,973.46
November 13, 2024 - November 12, 2025	Ten Thousand Seventy-Three and 19/100 Dollars	\$10,073.19

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. 2, the terms and conditions of this LEASE AMENDMENT NO. 2 shall prevail.

4. Incorporation of Recitals

The recitals to this LEASE AMENDMENT NO. 2 are incorporated by this reference.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Amendment No. 2 as of the last date opposite the respective signatures below. The parties understand and agree that this Amendment No. 2 to said Lease shall be effective as of November 13, 2022.

LESSEE: (County of Monterey)

DocuSigned by:
By: Debra R. Wilson Debra R. Wilson
7B74T937AA0D4TB...

Title: Deputy Purchasing Agent

Date: 11/10/2022 | 12:14 PM PST

APPROVED AS TO FORM: (County Counsel)

DocuSigned by:
By: Mary Grace Perry
A1933B26E717442...
Mary Grace Perry

Title: Deputy County Counsel

Date: 11/9/2022 | 11:09 AM PST

LESSOR: (King City Town Square, LLC.)

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

Date: 11/3/2022 | 12:27 PM PDT

DocuSigned by:
Jennifer Forsyth
4E7E657875454AE...
Jennifer Forsyth
Auditor-Controller Analyst II
11/10/2022 | 10:36 AM PST

DocuSigned by:
Elsa Jimenez
C7A30BA59CA8423...

Director of Health
11/10/2022 | 12:21 PM PST