

A M E N D E D L E A S E
A m e n d m e n t N o . 4

The Community Services Development Corporation, as landlord, ("CSDC"), and County of San Benito (COUNTY) as tenant, enters into this lease amendment on the date stated next to the signatures below.

1. EXISTING LEASE.

Initial Lease. CSDC and COUNTY acknowledge that the parties entered into a lease during the period of April 28, 1992 to June 30, 2023, subject to a 99-year renewal to June 30, 2122, upon the same terms and conditions.

Prior Amendments. The initial lease previously has been amended. The date(s) of prior amendments are as follows: 02/26/2004, 6/28/2013, June 17, 2014.

Incorporation of Original Lease. The initial lease and any prior amendments to the initial lease (hereafter collectively referred to as the "original lease") are attached to this amendment as Exhibit 1 and made a part of this amended lease.

2. PURPOSE OF THIS AMENDMENT;

The purpose of this amendment is to change the lease terms in the following particulars only:

- a. **Description of Premises.** The description of the premises rented to TENANT is amended to include approximately 35,815 of the original premises leased and to add the portion of the premises commonly referred to as Suites 102, 103, 109, 202, 203, 204, 208, consisting of an additional approximately 8,296.6 square feet of office space of the Community Services Building at 1111 San Felipe Road, Hollister, CA.
- b. **Rent.** Base rent is calculated pursuant to section 3 of the original Lease agreement. Tenant shall pay the following rent per month each addition suite as specified below:
 - \$1,788.53 for suite 102, beginning on July 1, 2018
 - \$1,903.62 for suite 103, beginning on July 1, 2018
 - \$ 462.01 for suite 109, beginning on July 1, 2018
 - \$1,498.43 for suite 202, beginning on July 1, 2018
 - \$2,950 for suites 203 & 204, beginning on October 1, 2018
 - \$1,397.46 for suite 208, beginning on July 1, 2018

3. Term:

The term of this amendment for the additional suites listed above shall be for FIVE (5) year(s) beginning on October 1, 2018 and ending on June 30, 2023. Thereafter tenant shall have an option to extend the term for an additional 5 years.

4. Additional Terms

Section 18- Special Termination clause of the original lease agreement shall not apply to the additional square footage added per this amendment. All other terms and conditions of the original lease are not modified.

5. OTHER TERMS.

All terms and conditions of the original lease which are not expressly changed by this amendment shall remain the same.

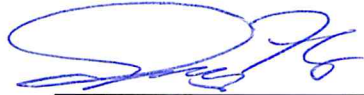
TENANT:

County of San Benito

Anthony Botelho, Chair
San Benito County Board of
Supervisors

LANDLORD:

Community Services Development
Corp.



Sonny Flores
Title: EXECUTIVE DIRECTOR

Address: 1101 San Felipe Road
Hollister, CA 95023

E-Mail: SFLORES@CSDCSBC.ORG

Telephone: 831-636-5524

Fax No.: _____

APPROVED AS TO LEGAL FORM:

Barbara Thompson, County Counsel

By: _____

Date: 9-12-18_____

EXHIBIT 1: ORIGINAL LEASE