

1st AMENDMENT TO LEASE AGREEMENT NO. 28371

This Amendment to Agreement is entered into as of _____, 2018, between the CITY OF FARMERSVILLE, referred to as "LESSOR" and the COUNTY OF TULARE, referred to as "COUNTY" with reference to the following.

- A. LESSEE and LESSOR heretofore entered into Tulare County Agreement No. 28371 on July 1 2017, pertaining to the lease of real property at 907 W. Visalia Rd., City of Farmersville, County of Tulare, State of California.
- B. The parties desire to correct the square footage amount leased and to clarify the payment of utilities.

ACCORDINGLY IT IS AGREED as follows:

1. Paragraph 1 of Tulare County Agreement No. 28371 is amended as of the date this amendment to lease is entered into to read, in full, as follows: **LEASE:** LESSOR leases to LESSEE, and LESSEE leases from LESSOR, the real property located at 907 W. Visalia Rd., Farmersville, State of California, consisting of approximately 7,850 square feet of office space (the "Premises"), together with adjacent off-street parking for at least 80 vehicles. A floor plan and aerial image is attached hereto as Exhibit A and incorporated by reference.
2. Paragraph 10 of Tulare County Agreement No. 28371 is amended as of the date this amendment to lease is entered into to read, in full, as follows: **UTILITIES:** LESSEE shall pay LESSOR THIRTY FOUR PERCENT (34%) of the monthly utility bills, representing the pro-rated share of the square footage of the site used by LESSEE, for all utilities furnished to LESSEE, including, without limitation gas, electricity, water, sewer, trash collection, and all connection charges arising from the aforementioned utilities. LESSEE shall furnish, at its own expense, all interior janitorial services. LESSEE shall arrange for the installation of any and all telephones it shall require, and pay for any and all charges relating thereto.

Tulare Co. Agreement No. 2. J

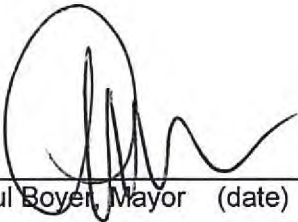
Except as amended, all other terms and conditions of the agreement shall remain in full force and effect.


THE PARTIES, having read and considered the above provisions, indicate their agreement by their authorized signatures below:

LESSOR

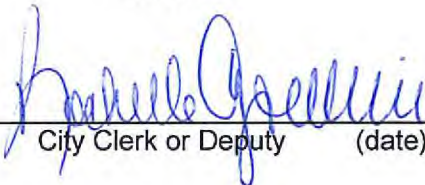
CITY OF FARMERSVILLE

APPROVED AS TO FORM:

By:  _____
Paul Boyer, Mayor (date)

By:  _____
City Attorney or Deputy (date)

ATTEST:

By:  _____
City Clerk or Deputy (date)

LESSEE

COUNTY OF TULARE

By: _____
Chairman, Board of Supervisors

ATTEST: JASON T. BRITT
County Administrative Office / Clerk of
the Board of Supervisors

By: _____

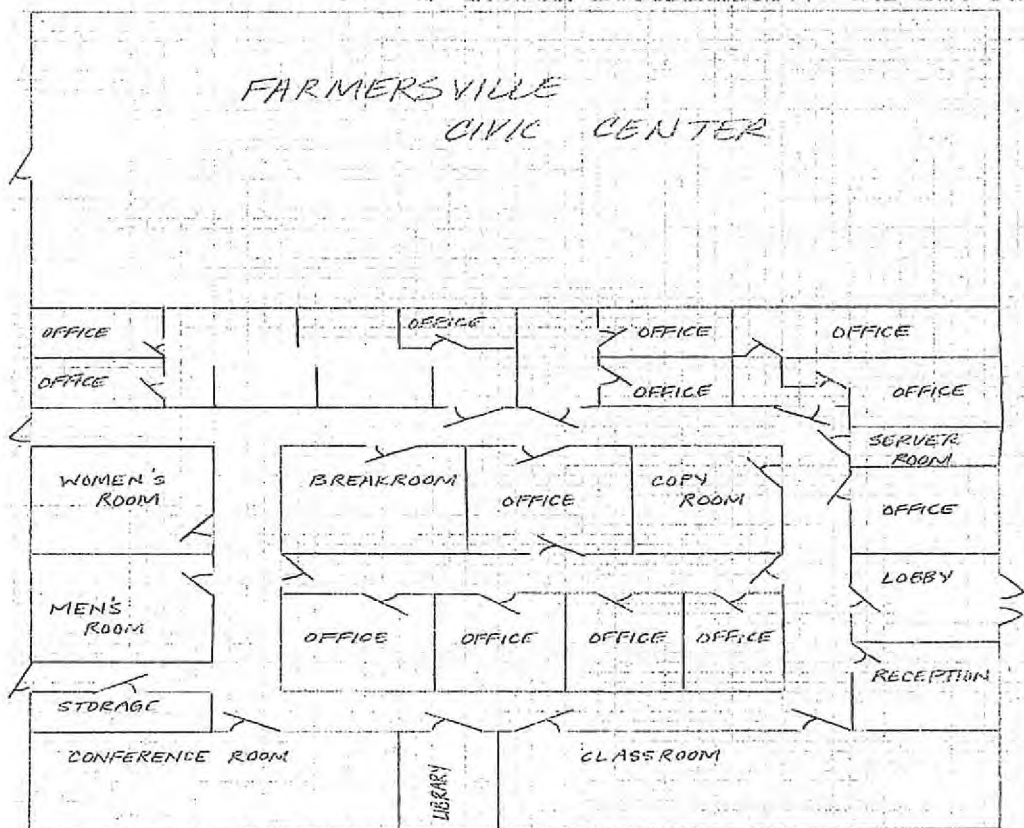
Approved as to form:
County Counsel

By: _____
Deputy County Counsel

EXHIBIT A

907 West Visalia Road, Farmersville

Premises



Floor Plan



Aerial