

FIRST AMENDMENT TO LEASE AGREEMENT NO. 25189

This Amendment to Agreement is entered into as of _____, 2019, between FAIRWAY PROPERTIES, a California Limited Liability Company, 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. 25189 on September 13, 2011, pertaining to the lease of real property at 1819 N. Dinuba Blvd., City of Visalia, County of Tulare, State of California (the "Agreement"), for 7,971 square feet of office space together with the non-exclusive use of 185 common, onsite parking stalls, and the exclusive use of 5 onsite parking sites in the enclosed parking area at the rear of the building.
- B. The lease was previously entered into with the Joe & Cora Gong Family Limited Partnership, a California Limited Partnership, and Tommy Quock Gong and Sarah Joy Lau-Gong, Trustees of the Gong Family Trust dated October 23, 1998. The title to the property was transferred to Fairway Properties, a California Limited Liability Company on November 25, 2014. The LESSOR name has been updated to reflect this change of title.
- C. The current lease term expires on March 31, 2019. The Parties now desire to extend the term for three (3) years and include two (2), three (3) year options to renew.

ACCORDINGLY IT IS AGREED as follows:

- 1. Paragraph 2.2 of Tulare County Agreement No. 25189 is amended as of the date this amendment to lease is entered into to read, in part, as follows:
COUNTY'S DATE OF POSSESSION AND TERM: The term shall commence on April 1, 2019 and terminate three (3) years thereafter on March 31, 2022.
- 2. Paragraph 2.3 of Tulare County Agreement No. 25189 is amended as of the

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date this amendment to lease is entered into to read, in full, as follows: **COUNTY'S OPTION TO EXTEND TERM:** COUNTY may extend this Lease for two (2) terms of three (3) years each from the expiration date of the initial term, or the extension thereof, under the same terms and conditions, by serving a Notice of Election to extend to LESSOR at least 90 calendar days before the expiration of the initial term and expiration of any renewal term.

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

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

LESSOR

**FAIRWAY PROPERTIES, A
CALIFORNIA LIMITED LIABILITY
COMPANY**

Date: Feb. 6, 2019

By: 
Joe Y. Gong, Manager

Date: 2/6/2019

By: 
Tom Quock Gong, Manager

Note: Pursuant to California Corporations Code section 17703.01, County policy requires that contracts with a Limited Liability Company be signed by at least two managers, unless the contract is accompanied by a certified copy of the articles of organization stating that the LLC is managed by only one manager.

COUNTY


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
Matter ID: 2019188