

**FIRST AMENDMENT TO LEASE AGREEMENT FOR PROPERTY LOCATED
AT 927 CENTER STREET, SUITE B, PIXLEY**

This First Amendment to County Lease Agreement No. 28204 is entered into on _____, 2019, by and between THE PIXLEY FOUNDATION, hereinafter referred to as "LESSOR," and the COUNTY OF TULARE, a political subdivision of the State of California hereinafter referred to as "LESSEE," with respect to the following:

WHEREAS, LESSEE and LESSOR entered into an agreement for lease of space on July 11, 2017; and

WHEREAS, LESSOR and LESSEE desire to extend the term of the agreement for two years; increase the square footage leased; increases the rental rate; make the rate increase retroactive to July 1, 2019:

ACCORDINGLY IT IS AGREED as follows:

1. Paragraph 1 of the Agreement is amended, in part, as of the date of this First Amendment, to read:

LEASE. LESSOR leases to LESSEE and LESSEE leases from LESSOR the real property located at 927 Center Street, Suite B, Pixley, County of Tulare, State of California, consisting of approximately 2880 square foot building. This is an increase of 121 square feet consisting of the conference room. An updated floor plan is attached and listed as Exhibit A and incorporated by this reference.

2. Paragraph 2 of the Agreement is amended, as of the date of this First Amendment, to read:

TERM/EFFECTIVE DATE. The term of the lease shall be effective July 1, 2019 and terminate (2) years thereafter. During LESSEE'S tenancy, LESSEE shall pay all rents required by this Agreement. All other provision of this Agreement shall remain in effect unless and until such provisions are amended by both parties in writing.

3. Paragraph 3 of the Agreement is amended, as of the date of this First Amendment, to read:

RENT. Except as otherwise provided herein, LESSEE shall pay to LESSOR monthly rent, without deductions, set off, prior notice, or demand, the sum of ONE THOUSAND ONE HUNDRED DOLLARS (\$1,100) payable in advance on the first day of each month and continuing during the term. Rent shall be prorated for any partial month at the rate of 1/30th of the monthly rent per day. Rent increase is retroactive to July 1, 2019. The rent increase includes the water usage, which is an average of \$70.00 - \$75.00 per month.

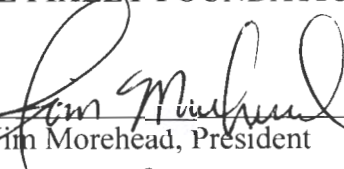
///

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
THE PIXLEY FOUNDATION**

Date: _____

By  _____
Jim Morehead, President

Date: _____

By  _____
Mike Watson, Vice President

COUNTY OF TULARE

LESSEE

Date: _____

By _____
Chairman, Board of Supervisors

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

By _____
Deputy

Approved as to form: County Counsel

By  _____
Deputy

Exhibit A

927 Center Street, Suite B, Pixley CA

Floor Plan

