

**FIRST AMENDMENT TO STANDARD INDUSTRIAL/COMMERCIAL SINGLE-
TENANT LEASE**

(4049 Burgess Way)

This First Amendment to Standard Industrial/Commercial Single-Tenant Lease ("First Amendment") is made and entered into this _____ day of _____, 2019, by and between STEPHEN CAMPBELL AND LISA CAMPBELL, trustees of the Stephen & Lisa Campbell Family Trust ("Lessor"), and CITY OF RIVERSIDE, a California charter city and municipal corporation ("Lessee") with respect to the following facts:

RECITALS

A. On May 30, 2018, the Lessor and Lessee entered into a Standard Industrial/Commercial Single-Tenant Lease ("Lease") for approximately three thousand one hundred seventy-six (3,176) square feet of industrial space located at 4049 Burgess Way in the City of Riverside.

B. Parties now desire to amend the Lease to extend the original term and set the rent amount for the extended term.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, Lessor and Lessee agree as follows:

1. Section 1.3, Term, is hereby amended as follows:

"A. **Original Term:** The Original Term shall be One (1) year and Four (4) months, commencing June 15, 2018 ("Commencement Date") and ending October 15, 2019.

B. **Extension Term:** The Original Term shall be extended for Three (3) years and zero (0) months ("Extension Term"), commencing on October 16, 2019 and ending October 15, 2022 ("Expiration Date").

C. **Option Terms:** Subject to the terms of this Paragraph 1, Lessor hereby grants to Lessee two (2) options to extend the Term of the Lease ("Options") for an additional period of one (1) year each (referred to herein as "Option Terms")."

2. Section 1.5, Base Rent, is hereby amended as follows:

"Base Rent is as follows:

Original Term:

June 15, 2018 – July 31, 2018

\$4,049.40 total

August 1, 2018 – June 14, 2019 \$2,699.60/month

June 15, 2019 – October 15, 2019 \$2,780.59/month

Extension Term:

Year 1 \$2,864.01/month

Year 2 \$2,949.33/month

Year 3 \$3,038.43/month

Option Term #1 (if exercised):

Year 4 \$3,129.58/month

Option Term # 2 (if exercised):

Year 5 \$3,223.47/month

Base Rent shall be payable on the First (1st) day of each month, commencing August 1, 2018.”

3. Paragraph 51, Rent Adjustment(s), shall be deleted in its entirety.
4. All other terms and conditions of the Lease between the Parties, which are not inconsistent with the terms of this First Amendment, shall remain in full force and effect as if fully set forth herein.

(Signatures on Following Page)

IN WITNESS WHEREOF, Lessor and Lessee have caused this First Amendment to Standard Industrial/Commercial Single-Tenant Lease to be duly executed on the day and year first above written.

LESSEE:

CITY OF RIVERSIDE, a California
charter city and municipal corporation

By: _____
Al Zelinka
City Manager

Attest: _____
Colleen J. Nicol
City Clerk

APPROVED AS TO FORM:

By: _____
Lauren Sanchez
Deputy City Attorney

18-0503.1

LESSOR:

STEPHEN CAMPBELL, trustee for
the Stephen & Lisa Campbell Family Trust

By: _____
Stephen Campbell

LISA CAMPBELL, trustee for
the Stephen & Lisa Campbell Family Trust
By: _____
Lisa Campbell

CERTIFIED AS TO FUNDS AVAILABILITY:

By: _____
Chief Financial Officer/City Treasurer