

**FIRST AMENDMENT TO GROUND LEASE
BETWEEN RAINCROSS FUEL & OIL, INC., dba RAINCROSS AVIATION
AND CITY OF RIVERSIDE**

(6951 Flight Rd. – Hamm Hangar –Lot 77 McClaskey Tract)

This First Amendment to Ground Lease ("First Amendment") is made and entered into this _____ day of _____ 2017 ("Effective Date"), by and between RAINCROSS FUEL & OIL, INC, dba RAINCROSS AVIATION (hereinafter referred to as "Lessee" and the CITY OF RIVERSIDE (hereinafter referred to as "Lessor").

WHEREAS, the Lessor and Lessee entered into that certain Ground Lease Between RAINCROSS FUEL & OIL, INC, dba RAINCROSS AVIATION, and City of Riverside ("Lease") dated August 9, 2016; and

WHEREAS, Lessor and Lessee desire to amend portions of the Lease to increase the square footage by 519 additional square feet and amend the rent accordingly.

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

1. Paragraph 1, entitled "PROPERTY LEASED" of the Lease is amended in its entirety to read as follows:

" 1. PROPERTY LEASED

1. PROPERTY LEASED. City hereby leases to Lessee the real property, including any improvements thereon, located at the Riverside Municipal Airport, consisting of 8,400 square feet of land located at 6951 Flight Rd, Riverside, CA 92504 as designated on Exhibit "A" (the "Premises") attached hereto and incorporated herein by reference.

2. Paragraph 5, entitled "Rent" of the Lease is hereby amended to include the following paragraph.

" 5. RENT

5. RENT. Commencing with the rental payment due April 1, 2017, Lessee shall pay City a rental of THREE HUNDRED THIRTY SIX and NO/100 Dollars (\$336.00), per month as adjusted each year commencing with the rental payment due on August 1, 2017, to reflect the percentage increase, if any, in the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-

Anaheim-Riverside Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor for most recent 12-month published index, based upon the corresponding increase, if any, in the Index as it stands on May of that year over the Index as it stood on May of the prior year.

3. All terms and conditions of the Lease not inconsistent with this First Amendment shall remain in full force and effect and are incorporated herein by this reference as set forth in full.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the date first above written.

"LESSEE"

CITY OF RIVERSIDE

By: _____
City Manager

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: Susan Wilson
Deputy City Attorney

"LESSOR"

RAINCROSS FUEL & OIL, INC. dba
RAINCROSS AVIATION

By: T. Hamm
Typed Name: Thomas Hamm
Title: PRESIDENT

By: Heidi Wagner Hamm
Typed Name: Heidi Wagner Hamm
Title: Secretary

LEASE DESCRIPTION
Hamm Hangar Lease

That portion of Lot 77 the McClaskey Tract, as shown by map on file in Book 10, Pages 36 and 37 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northwesterly corner of Lot 7 of Gafford Gardens, as shown by map on file in Book 12, Page 97 of Maps, records of said Riverside County;

THENCE North $0^{\circ}18'47''$ East, at right angles to the northerly boundary of said Gafford Gardens, a distance of 15.00 feet to a line parallel with and distant 15.00 feet northerly, as measured at right angles, from said northerly boundary;

THENCE North $40^{\circ}37'27''$ West, a distance of 989.57 feet to **POINT OF BEGINNING** of the parcel of land being described;

THENCE North $13^{\circ}42'24''$ East, a distance of 70.00 feet;

THENCE North $76^{\circ}17'36''$ West, a distance of 120.00 feet;

THENCE South $13^{\circ}42'24''$ West, a distance of 70.00 feet;

THENCE South $76^{\circ}17'36''$ East, a distance of 120.00 feet to the **POINT OF BEGINNING**.

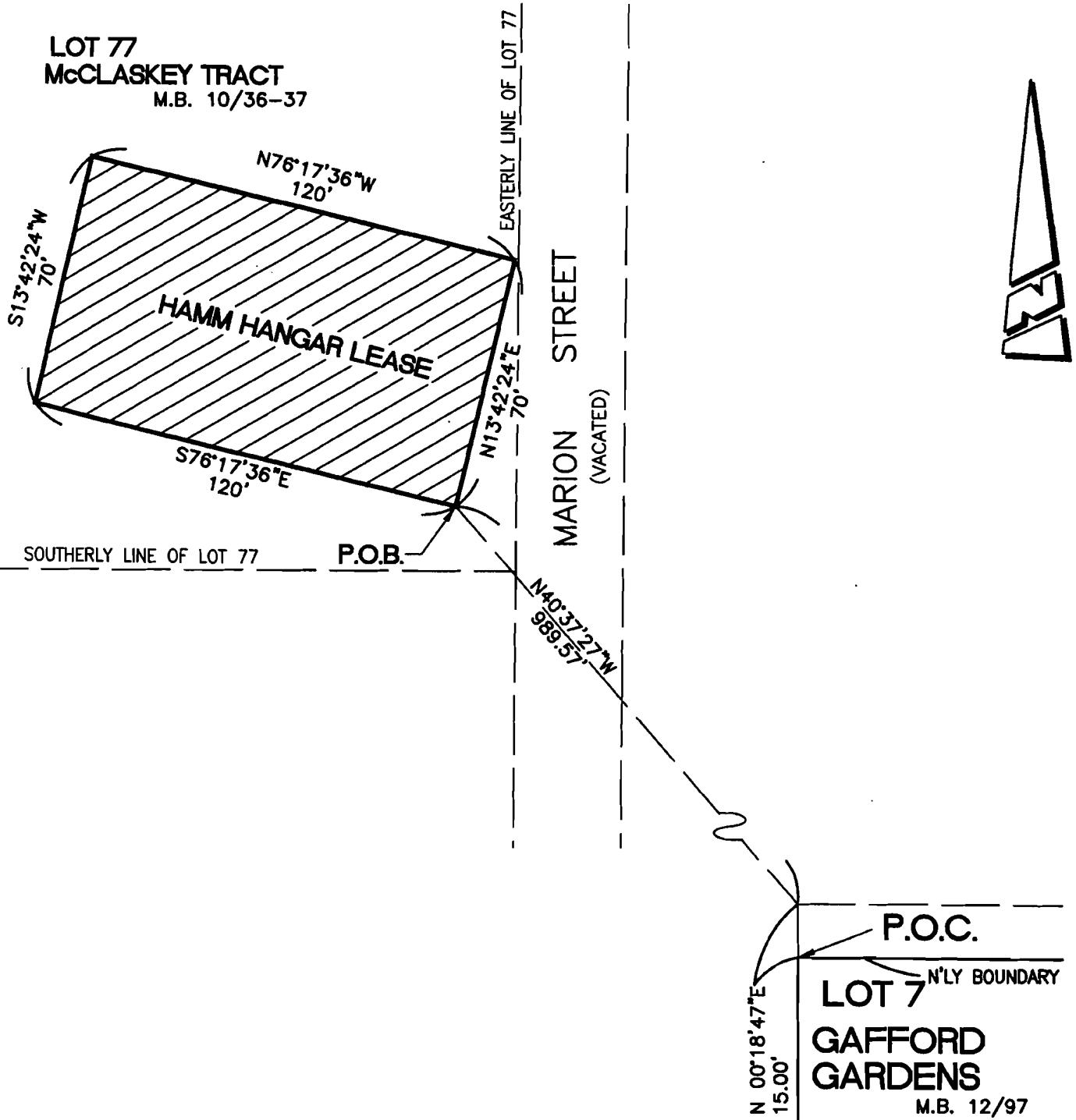
Area – 8,400 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 12/27/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date



LOT 77
McCLASKEY TRACT
M.B. 10/36-37



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 12/27/16

SUBJECT: HAMM HANGAR LEASE