

FIRST AMENDMENT TO LEASE AGREEMENT

JOHN MUIR CHARTER SCHOOLS

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("First Amendment") is entered into this 7th day of April, 2022, by and between the CITY OF RIVERSIDE, a California Charter City and Municipal Corporation ("City") and JOHN MUIR CHARTER SCHOOLS, a California Corporation ("Lessee").

RECITALS

- A. WHEREAS, On July 1, 2021, the City and Lessee entered into a Lease Agreement ("Lease") for the property located at 7801 Gramercy Place, Suite B, Riverside, California 92503, also known as Eric M. Solander Center ("Property"); and
- B. WHEREAS, the initial term of the Lease shall expire on June 30, 2022, unless extended by mutual written consent of the City and Lessee; and
- C. WHEREAS, paragraph 2 of the Lease expressly provides for the option to extend the Lease for four (4) additional periods of one (1) year each; and
- D. WHEREAS, Lessee has provided City with written notice and consent to extend the Lease in accordance with paragraph 2 for a period of one (1) year, commencing on July 1, 2022, through June 30, 2023; and
- E. WHEREAS, City consents to the extension of the Lease in accordance with paragraph 2 of the Lease; and
- F. WHEREAS, the parties desire to amend the Lease as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the foregoing recitals, City and Lessee agree to amend paragraph 2 of the Lease to read as follows:


- 1. Paragraph 2, TERM: The initial term of this Lease shall be for one (1) year commencing July 1, 2021 ("Effective Date") and shall terminate on June 30, 2022. The first extended term of this Lease shall be for one (1) year, commencing July 1, 2022, and shall terminate on June 30, 2023 ("First Extended Term"), unless this Lease is earlier terminated pursuant to the termination provision contained herein. This Lease may be extended, upon mutual written consent of City and Lessee, for three (3) additional periods of one (1) year each. If Lessee desires to extend this Lease, Lessee shall provide written notice to City at least six (6) months prior to the First Extended Term termination date.
- 2. All other terms and conditions of the Lease, which are not inconsistent with the terms of this First Amendment, shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be duly executed on the day and year first above written.

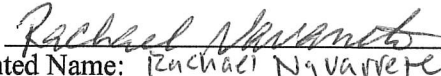
CITY OF RIVERSIDE, a California
charter city and municipal corporation

JOHN MUIR CHARTER SCHOOLS,
a California corporation

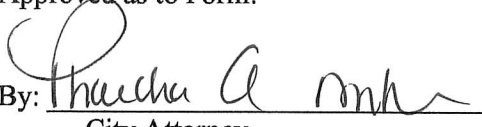
By: _____
City Manager

x By: 
Printed Name: R.J. Guess
Title: Chief Executive Officer

Attest: _____
City Clerk

x By: 
Printed Name: Rachael Navarrete
Title: CFO

Approved as to Form:

By: 
City Attorney