

FIRST AMENDMENT TO LEASE DAVID L. HORTON ESQ. & ASSOCIATES MISSION SQUARE BUILDING, SUITE 560

Riverside Public Utilities

Board of Public Utilities September 26, 2022

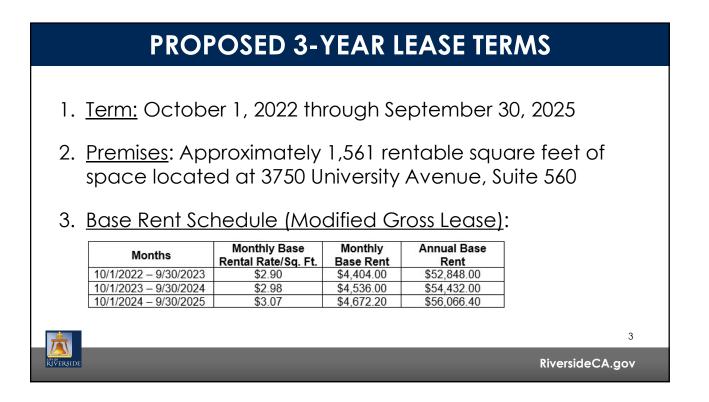
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BACKGROUND

- 1. On October 1, 2019, the City Council approved a Lease Agreement with David L. Horton Esq. and Associates for 1,561 square feet of rentable space in the Mission Square Building.
- 2. David L. Horton has requested to exercise the option to extend the Lease Agreement for a three-year term.

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PROPOSED 3-YEAR LEASE TERMS CONT.

- 4. <u>Tenant Improvements</u>: None. Tenant is leasing the space in "as is" condition.
- 5. <u>Options to Renew</u>: None. Tenant is exercising the last option to extend which will expire September 30, 2025.
- 6. <u>Broker:</u> Pursuant to the existing Exclusive Authorization to Lease Agreement with NKF, City to pay NKF a leasing commission equal to 2.5% of the lease consideration in the amount of \$4,083.66.

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