

FIRST AMENDMENT TO RIVERSIDE MUNICIPAL AIRPORT LEASE AGREEMENT –
CALIFORNIA AVIATION SERVICES, INC.

THIS FIRST AMENDMENT TO RIVERSIDE MUNICIPAL AIRPORT LEASE AGREEMENT ("First Amendment") is made and entered into this _____ day of _____, 2015 ("Effective Date"), by and between the CITY OF RIVERSIDE ("City"), a California charter city and municipal corporation and CALIFORNIA AVIATION SERVICES, INC. a California corporation ("Lessee").

RECITALS

WHEREAS, on August 13, 2015, City and Lessee entered into the Riverside Municipal Airport Lease Agreement ("Lease"); and

WHEREAS, City and Lessee mutually desire to amend the Lease to: (1) increase Lessee's property area from 4,125 square feet to 5,775 square feet; (2) increase the monthly rental amount to \$182.88; (3) add a utility surcharge in the amount of \$35.00; and (4) remove reference to a water line that is in the Lease.

NOW THEREFORE, City and Lessee do hereby agree that the Lease shall be amended as follows:

1. Section 1, "Property Leased" is hereby amended by increasing the total leased property area from 4,125 square feet to 5,775 square feet.
2. Section 4, "Rent" is hereby amended by increasing the monthly rental amount due to One Hundred Eighty Two Dollars and Eighty-Eight Cents (\$182.88).
3. Section 15, "Utilities and Services" is hereby amended as follows:
 - a. A new sentence shall be added that states: The Lessee shall be responsible for a Utility Surcharge in the amount of \$35.00.
 - b. The following sentences that are in the Lease shall be deleted, the sentences read: "Lessee understands and agrees that the location of the hangars is directly over a city water line providing services to nearby fire hydrants. Lessee agrees to provide any and all access to City in the event that the City determines that repairs to this water line are necessary. Lessee also agrees that City shall not be responsible for any damage to Lessee's property within, or about, the Premises in the event of a leak from said water line."

All other terms and conditions of the Agreement 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.

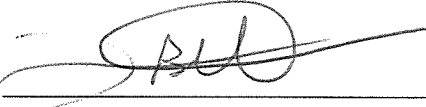
IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be duly executed the day and year first above written.

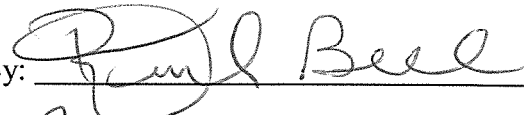
CITY OF RIVERSIDE, a California
charter city and municipal corporation
a California corporation

CALIFORNIA AVIATION SERVICES,
INC., a California corporation

By: _____
City Manager

Attest: _____
City Clerk

By:  _____
LEO M. BELL
[Printed Name]
PRESIDENT
[Title]

By:  _____
RACHEL BELL
[Printed Name]
VICE-PRESIDENT
[Title] TREASURER

Approved as to Form:

By:  _____
Deputy City Attorney

15-0224.1 RMG