

**FOURTH AMENDMENT TO LEASE  
RIVERSIDE COUNTY OFFICE OF EDUCATION  
(Arlanza Youth and Family Resource Center  
7940 Philbin Avenue, Riverside)**

THIS FOURTH AMENDMENT TO LEASE AGREEMENT ("Fourth Amendment") is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2017 , by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("City") and the RIVERSIDE COUNTY OFFICE OF EDUCATION, ("RCOE") (together, the "Parties") with respect to the following facts:

**RECITALS**

WHEREAS, on or about March 3, 2008, the Parties entered into the Lease for the Arlanza Youth and Family Resource Center, 7940 Philbin Avenue ("Property") for a five (5) year term commencing on September 1, 2007 through August 31, 2012 ("Lease"); and

WHEREAS Paragraph 3 of the Lease provides that the term may be extended for an additional five-year period; and

WHEREAS, on or about December 16, 2010, the Parties entered into that certain First Amendment to Lease to allow RCOE to continue using the Property at a reduced rate; and

WHEREAS, on or about March 27, 2012, the Parties entered into that certain Second Amendment to Lease to allow RCOE to construct a permanent open-air picnic shelter on the Property;

WHEREAS, on or about November 30, 2012, the Parties entered into that certain Third Amendment to Lease to allow RCOE to extend the term of the Lease to September 1, 2012 through August 31, 2017, and amend paragraphs 3, 4, 8 and 12 of the Lease; and

WHEREAS, the Parties now desire to extend the Term of the Lease for an additional five (5) year period as authorized in paragraph 3 of the Lease.

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

1. Paragraph 3, entitled "Term" shall be amended as follows:
  - (a) The term of this Lease shall be extended from September 1, 2012 through August 31, 2017 to September 1, 2017 through August 31, 2022; and
2. Paragraph 4, entitled "Rent" shall be amended in its entirety to read as follows:

The monthly rental for this extension will be as follows:

For the period of September 1, 2017 to August 31, 2018: \$565.48  
For the period of September 1, 2018 to August 31, 2019: \$593.76  
For the period of September 1, 2019 to August 31, 2020: \$623.45  
For the period of September 1, 2020 to August 31, 2021: \$654.62  
For the period of September 1, 2021 to August 31, 2022: \$687.35

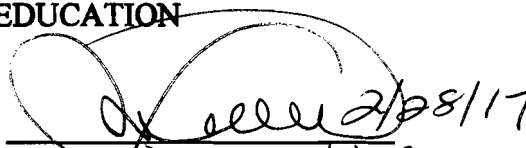
3. All terms and conditions of the Lease, First Amendment, Second Amendment and Third Amendment not inconsistent with this Fourth Amendment shall remain in full force and effect and are incorporated herein by this reference as if set forth in full.

IN WITNESS WHEREOF, City and RCOE have caused this Fourth Amendment to be duly executed on the day and year first above written.

CITY OF RIVERSIDE

By: \_\_\_\_\_  
City Manager


RIVERSIDE COUNTY OFFICE  
OF EDUCATION

By:   
Printed Name: Diana Walsh Reuss  
Title: Associate Superintendent

ATTEST:

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By:   
Deputy City Attorney

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07/21/17 RME Rev. 2/27/17