

FIRST AMENDMENT TO LEASE AGREEMENT
COMMUNITY CONNECT

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("First Amendment") is made and entered into this ____ day of _____, 2017, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (hereinafter referred to as "City"), and COMMUNITY CONNECT, a California non-profit corporation (hereinafter referred to as "Lessee"), with respect to the following facts:

RECITALS

WHEREAS, on or about September 10, 2012, City and Lessee entered into a Lease Agreement ("Lease") in which Lessee rents a portion of the property located at 2060 University Avenue, Riverside, California, known as Cesar E. Chavez Community Center ("Property");

WHEREAS, on May 16, 2015, Lessee exercised its option in Article 4 of the Lease to extend the term for two (2) additional one (1) year periods; and

WHEREAS, City and Lessee desire to amend the Lease by extending the term for three (3) additional years, increasing the monthly rent, and amending the leased premises.

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

1. Article 1 of the Lease, entitled "Grant of Lease," is hereby amended by reducing the leased portion of the Property to approximately 3,236 square feet of space consisting of 720 square feet known as Room 101, 313 square feet known as Room 207, 1,222 square feet known as Room 208, and 1,047 square feet known as Room 212, which are depicted on Exhibit "A-1" attached hereto and incorporated herein by this reference ("Premises").

2. Article 2 of the Lease, entitled "Term," is hereby amended by extending the term from September 9, 2017 to September 8, 2018. The term of this Lease may be extended for two

(2) additional one (1) year periods by Lessee giving written notice at least sixty (60) days prior to the termination date specified above.

3. Article 4 of the Lease, entitled "Consideration," is amended by increasing the monthly rent to the following:

- Two Thousand One Hundred Sixty Eight Dollars and Twelve Cents (\$2,168.12) per month for the period of September 9, 2017 to September 8, 2018;
- Two Thousand Two Hundred Eighty Two Dollars and Twenty Three Cents (\$2,282.23) per month for the period of September 9, 2018 to September 8, 2019; and
- Two Thousand Four Hundred Two Dollars and Thirty Four Cents (\$2,402.34) per month for the period of September 9, 2019 to September 8, 2020.

4. All terms and conditions of the Lease not inconsistent with this Amendment, shall remain in full force and effect and are incorporated herein as if set forth in full.


[Signatures on following page]

IN WITNESS WHEREOF, City and Lessee have caused this First Amendment to Lease Agreement to be duly executed on the day and year first above written.

CITY OF RIVERSIDE, a California
charter city and municipal corporation

COMMUNITY CONNECT,
a California non-profit corporation

By: _____
City Manager

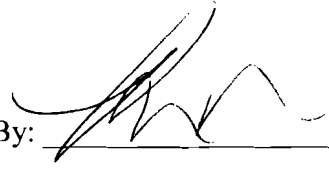
By: _____

MARIE DAVIS
[Name and Title] *Chief Executive Officer*

Attest: _____
City Clerk

By: _____

[Name and Title]

APPROVED AS TO FORM:

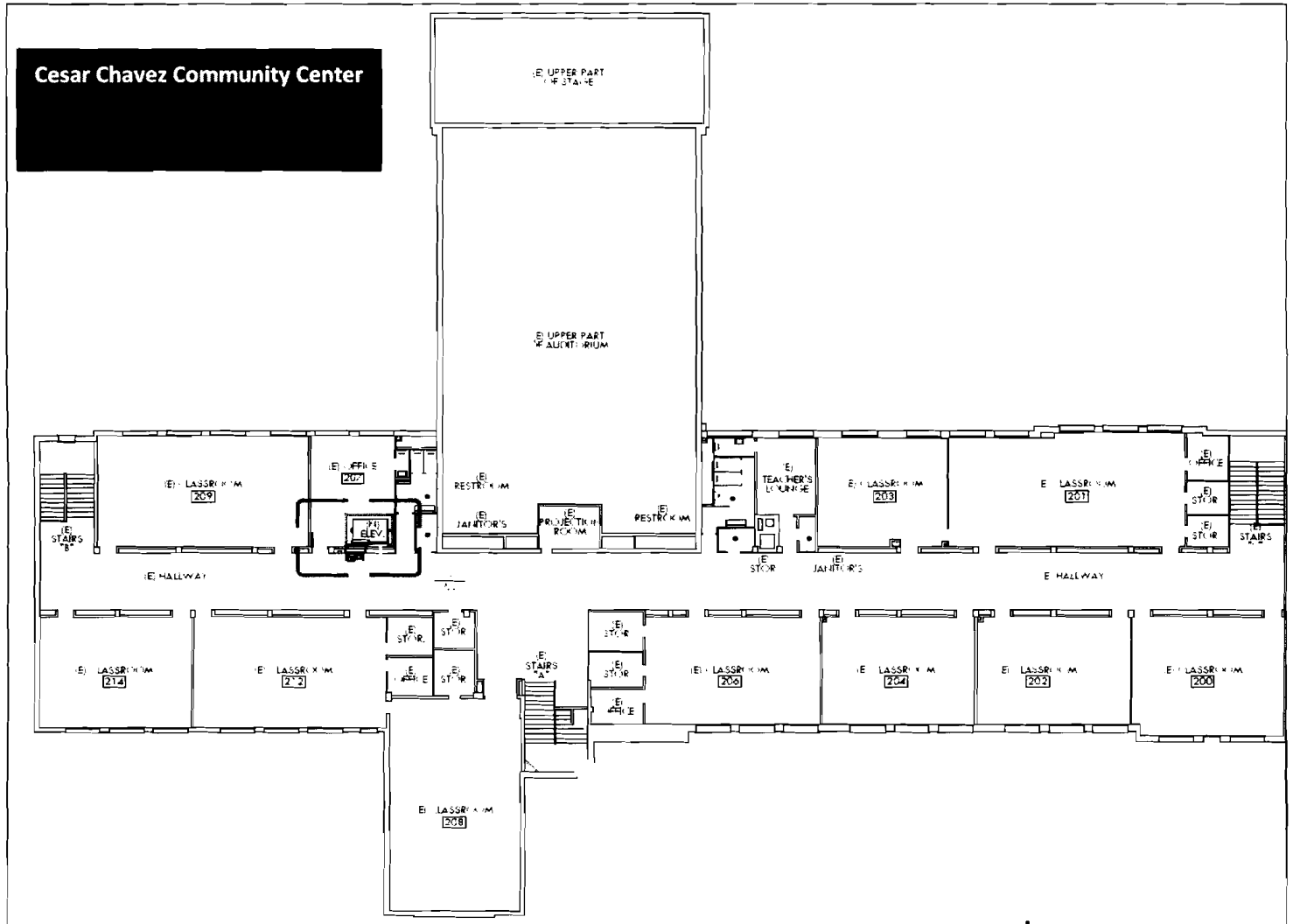
By:  _____
Deputy City Attorney

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11-0730.1

EXHIBIT “A-1”

Cesar Chavez Community Center



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