

THIRD AMENDMENT TO COMMERCIAL LEASE AGREEMENT

(3780 MARKET STREET)

This Third Amendment to Commercial Lease Agreement ("Third Amendment"), is made and entered into this ____ day of _____, 2019, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("Landlord"), and UNIVERSITY ENTERPRISES CORPORATION AT CSUSB for itself and on behalf of the INLAND EMPIRE SMALL BUSINESS DEVELOPMENT CENTER ("Tenant"), with respect to the following facts:

RECITALS

A. On January 22, 2013, the Parties entered into a Commercial Lease Agreement ("Lease") for certain space within the building located at 3780 Market Street, Riverside, California.

B. On October 18, 2013, the Parties amended the Lease ("First Amendment") clarifying the term, the base rent and annual increases.

C. On October 2, 2018, the Parties amended the Lease ("Second Amendment") extending the term, and clarifying the base rent.

D. The Parties desire to exercise their one-year option to extend.

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

1. Paragraph 2, Term, is hereby amended by extending the term for one (1) year, commencing on July 1, 2019, and terminating on June 30, 2020.

2. Paragraph 1.4.1, Base Rent, is hereby amended to add the following subsection as follows:

"1.4.1.1 Option Base Rent. The Base Rent for the Option Term shall be Two Thousand Six Hundred Ninety-Seven Dollars (\$2,697.00) per month or One Dollar Sixteen Cents (\$1.16) per square foot."

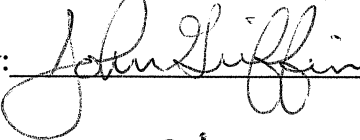
3. All terms and conditions of the Lease, First and Second Amendments are not inconsistent with this Third Amendment shall remain in full force and effect and are incorporated herein by this reference as if set forth in full.

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

CITY OF RIVERSIDE, a California
charter city and municipal corporation

UNIVERSITY ENTERPRISES
CORPORATION AT CSUSB for itself and
on behalf of the INLAND EMPIRE SMALL
BUSINESS DEVELOPMENT CENTER

By: _____
City Manager

By:  _____

John Griffin
Printed Name

Attest: _____
City Clerk

Executive Director
Title

APPROVED AS TO FORM:

By:  _____
Chief Assistant City Attorney