

**FOURTH AMENDMENT TO COMMERCIAL LEASE AGREEMENT**

**(3780 MARKET STREET)**

This Fourth Amendment to Commercial Lease Agreement ("Fourth Amendment"), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, 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. On September 20, 2019, the Parties amended the Lease ("Third Amendment") exercising their option to extend and increasing the base rent.

E. The Parties desire to exercise their two (2) year option to extend commencing on July 1, 2020, and terminating on June 30, 2022, and increasing the base rent. The term may be extended by mutual written agreement of the Parties for two (2) one (1) year options 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 two (2) years, commencing on July 1, 2020, and terminating on June 30, 2022.

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, including any additional extensions, shall be as follows:

July 1, 2020 – June 30, 2021, psf \$1.19, monthly \$2,766.55, yearly \$33,201.00

July 1, 2021 – June 30, 2022, psf \$1.23, monthly \$2,859.75, yearly \$34,317.00

July 1, 2022 – June 30, 2023, psf \$1.27, monthly \$2,952.75, yearly \$35,433.00

July 1, 2023 – June 30, 2024, psf \$1.31, monthly \$3,045.75, yearly \$36,549.00”

3. All terms and conditions of the Lease, First, Second and Third Amendments are 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, the Parties have caused this Fourth 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

**John Griffin**

By: John Griffin (Jul 13, 2020 13:42 PDT)

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

John Griffin

Printed Name

Attest: \_\_\_\_\_  
City Clerk

Executive Director

Title

APPROVED AS TO FORM:

By: Kristi J. Smith  
Chief Assistant City Attorney