

**FIRST AMENDMENT TO
CITY OF RIVERSIDE COMMERCIAL LEASE AGREEMENT**

4.2 Acres of Vacant Land – E Street, South of Orange Show Road, San Bernardino

This First Amendment to City of Riverside Commercial Lease Agreement ("First Amendment"), is made and entered into this ____ day of _____, 2023, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("City" or "Lessor"), and WATTEV SB1, INC., a California corporation ("Lessee"), with respect to the following facts:

RECITALS

WHEREAS, on November 12, 2021, City and Lessee entered into that certain City of Riverside Commercial Lease Agreement ("Lease") for 4.2 Acres Vacant Land – E Street, South of Orange Show Road, San Bernardino; and

WHEREAS, Lessee is requesting to change their Rent Commencement Date of the Lease to October 1, 2023, and the Lease Expiration Date to September 30, 2038 due to unexpected delays in obtaining entitlements from the City of San Bernardino; and

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

1. The Rent Commencement Date of the Lease shall be changed to October 1, 2023; and the Lease Expiration Date shall be September 30, 2038.

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

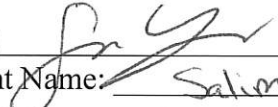
[SIGNATURES ON FOLLOWING PAGE.]

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

CITY OF RIVERSIDE,
a California charter city and municipal
corporation

WATTEV SB1, INC., a California corporation

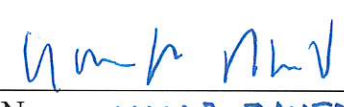
By: _____
City Manager

By: 
Print Name: Salim Youssef Dradeh
Title: CEO
(Signature of Board Chair, President, or
Vice President)

ATTESTED TO:

By: _____
City Clerk

and

By: 
Print Name: UMAR JAVED
Title: CFO
(Signature of Secretary, Assistant Secretary,
CFO, Treasurer, or Assistant Treasurer)

CERTIFIED AS TO AVAILABILITY OF
FUNDS:

By: _____
Chief Financial Officer

APPROVED AS TO FORM:

By: 
Assistant City Attorney