

**FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT  
FULL-SERVICE GROSS - MISSION SQUARE OFFICE BUILDING**

**FEHR & PEERS**

This First Amendment to Commercial Lease Agreement – Full-Service Gross – Mission Square Office Building (“First Amendment”), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“Landlord”), and FEHR & PEERS, a California corporation (“Tenant”), with respect to the following facts:

**RECITALS**

WHEREAS, on February 7, 2020, Landlord and Tenant entered into that certain Commercial Lease Agreement – Full-Service Gross – Mission Square Office Building (“Lease”) for use of the Premises located at 3750 University Avenue, Suite 225, Riverside, California; and

WHEREAS, the Lease expired on February 28, 2025; and

WHEREAS, Landlord and Tenant desire to extend the Term of the Lease for an additional six (6) months, beginning March 1, 2025, and ending August 31, 2025; and

WHEREAS, notwithstanding Section 2.4 of the existing Lease, Tenant shall not be responsible for any holdover for the period of March 1, 2025, through the expiration date of the extended Lease term, as defined in Section 2.4 of the existing Lease; however, Tenant’s Base Rent obligation from March 1, 2025, through August 31, 2025, shall be Five Thousand Three Hundred Dollars (\$5,300.00) per month.

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

1. The Term of the Lease is hereby extended for an additional six (6) months, beginning March 1, 2025, and ending August 31, 2025.

2. Tenant’s Base Rent obligation from March 1, 2025, through August 31, 2025, shall be Five Thousand Three Hundred Dollars (\$5,300.00) per month. In the event Tenant remains in possession of the Premises beyond August 31, 2025, Tenant shall pay Six Thousand Three Hundred Sixty Dollars (\$6,360.00) per month until such time as Tenant vacates the Premises after providing Landlord with thirty (30) days’ advanced written notice of its intent to vacate the Premises.

3. 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 Commercial Lease Agreement – full-Service Gross – Mission Square Office Building, to be duly executed on the day and year first above written.

CITY OF RIVERSIDE,  
a California charter city and municipal  
corporation

FEHR & PEERS, a California corporation

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


By:   
Print Name: Chris Mitchell  
Title: President / CEO  
(Signature of Board Chair, President, or  
Vice President)

ATTESTED TO:

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

and

CERTIFIED AS TO AVAILABILITY OF  
FUNDS:

By:   
Print Name: Lysa Wollard  
Title: CFO  
(Signature of Secretary, Assistant Secretary,  
CFO, Treasurer, or Assistant Treasurer)

By:   
~~Asst.~~ Chief Financial Officer

APPROVED AS TO FORM:

By:   
~~Asst. Assistant~~ City Attorney  
Sr. Dep.