

SECOND AMENDMENT TO RIVERSIDE MUNICIPAL AIRPORT LEASE

Commemorative Air Force

This SECOND AMENDMENT TO RIVERSIDE MUNICIPAL AIRPORT LEASE (“Second Amendment”) is made and entered into this ____ day of _____, 20____, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City” or “Lessor”), and COMMEMORATIVE AIR FORCE, a Texas nonprofit corporation, hereinafter referred to as “Lessee”, with reference to the following facts:

A. The City and Lessee entered into the Riverside Municipal Airport Lease dated January 21, 2010 (“Lease”) for the Premises as defined therein.

B. The Lease included two options to extend the term by five years each, subject to the approval by the City.

C. The City and Lessee entered into the First Amendment to Riverside Municipal Airport Lease dated February 4, 2021 (“First Amendment”) to exercise the first five-year term optional extension.

D. The Lease term is scheduled to expire on December 31, 2025.

E. The parties desire to amend the Lease to exercise the second five-year term optional extension.

NOW, THEREFORE, it is mutually agreed by and between the parties the Lease Agreement dated January 21, 2010, is amended as follows:

1) TERM EXTENDED. Section 3, “Term”, of the Lease is amended to extend the term for five (5) years commencing on January 1, 2026, and expiring on December 31, 2030. This constitutes the exercise of the second of two optional extensions as provided in Section 4 of the Lease.

2) RENT. Section 2, “Rent”, is hereby amended with the following:

“Commencing with the rental payment due on January 1, 2026, Lessee shall pay City a monthly rental of One Thousand Six Dollars and Seventy Cents (\$1,006.70) per month. Commencing with the rental payment due on August 1, 2026, the rent will be adjusted for the second year and each year on August 1 thereafter, to reflect the percentage increase, if any, in the Consumer Price Index for All Urban Consumers (CPI-U) for the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical Area (“Index”) published by the Bureau of Labor Statistics of the United States Department of Labor for the most recent 12-month published index, based upon the corresponding increase, if any, in the Index as it stands on May of that year over the Index as it stood on May of the prior year.”

3) All other terms of the Lease Agreement between the City and Lessee dated January 21, 2010, and all the amendments thereto, which are not inconsistent herewith shall remain in full force and effect.

[Signatures on following page.]

IN WITNESS WHEREOF the parties hereto have caused this Second Amendment to be executed the day and year first above written.

CITY OF RIVERSIDE, a California charter city and municipal corporation

COMMEMORATIVE AIR FORCE, a Texas nonprofit corporation

By: _____
Mike Futrell
City Manager

By:  _____
Print Name: Gary stark
Title: 02/28/2026

ATTEST

and

By: _____
Donesia Gause
City Clerk

By:  _____
Name: Chris Clarke
Title: Finance Officer

APPROVED AS TO FORM:

By:  _____
Sean B. Murphy
Deputy City Attorney