

**THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
SECOND AMENDMENT OF LEASE  
THE REGENTS AS LANDLORD**

THIS SECOND AMENDMENT OF LEASE is made and entered into as of the latest date of execution set forth below, by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation, on behalf of its UC Agriculture & Natural Resources and its West Side Research & Extension Center ("Landlord") and the COUNTY OF FRESNO, a political subdivision of the State of California ("Tenant").

Landlord and Tenant hereby agree as follows:

1. The Lease between the parties dated March 16, 2016, as previously amended September 24, 2019, which relates to the Premises located at 17353 West Oakland Avenue, Five Points, California, 93624 is hereby amended as follows:

- a. Article 3 of the Lease, "Term" is deleted in its entirety and replaced with the following:

"The Term of this Lease ("Lease Term:") shall be for 13 years, commencing May 1, 2016 ("Lease Commencement Date") and ending April 30, 2029 ("Lease Expiration Date"), unless the Lease is sooner terminated pursuant to any provision hereof."

- b. Article 4 of the Lease, "Rent" is deleted in its entirety and replaced with the following:

"Tenant shall pay to Landlord as rent for the Premises the sum of six hundred sixty-one dollars and zero cents (\$661.00), payable in advance, on or before the first day of each month ("Base Rent") commencing on the Lease Commencement Date ("Rent Commencement Date").

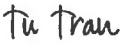
Per Addendum 3, the Base Rent for the Premises shall be increased by five percent (5%) on each anniversary of the Rent Commencement Date as follows: For year two of the Lease Term, the Base Rent shall be \$694.05 per month; for year three, the Base Rent shall be \$728.75 per month; for year four, the Base Rent shall be \$765.19 per month; for year five, the Base Rent shall be \$803.45 per month; for year six, the Base Rent shall be \$843.62 per month; for year seven, the Base Rent shall be \$885.80 per month; for year eight, the Base Rent shall be \$930.09 per month; for year nine, the Base Rent shall be \$976.59 per month; for year ten, the Base Rent shall be \$1,025.42 per month ; for year eleven, the Base Rent shall be \$1,076.69 per month; for year twelve, the Base Rent shall be \$1,130.52 per month, and for year thirteen, the Base Rent shall be \$1,187.05 per month.

Rent for any period during the term hereof which is for less than one month shall be a pro rata portion of the monthly installment. Rent shall be payable to Landlord at the address stated herein or at such other address as Landlord may from time to time designate in writing."

2. Landlord and Tenant agree that this Second Amendment is sufficient to amend the Lease, and that upon execution of this Second Amendment, the Lease, the First Amendment to the Lease, and this Second Amendment Lease, together, shall be considered the Lease.
3. The Lease, as hereby amended, is ratified and continued. All provisions, terms, covenants, conditions and promises contained in the Lease and not amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Second Amendment of Lease on the latest date of execution set forth below.


THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

DocuSigned by:  
  
44F38DBE15474BB...  
Tu Tran, Associate Vice President, Business Operations  
University of California, Agriculture and Natural Resources

1/9/2024

Date

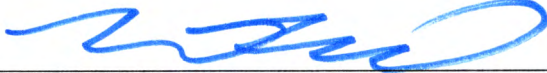
Concurrence:

DocuSigned by:  
  
A8CD3BB84F9B4ED...  
Atef Swelam, Director  
West Side Research and Extension Center  
University of California, Agriculture and Natural Resources

1/8/2024


Date

COUNTY OF FRESNO

  
Nathan Magsig  
Chairman of the Board of Supervisors of the County of Fresno

2/20/2024  
Date

Attest:

  
Bernice E. Seidel  
Clerk of the Board of Supervisors  
County of Fresno, State of California

2/20/2024  
Date

Fund: 0001  
Subclass: 10000  
Org: 40101014  
Account: 7340