

L-374 DSS
Building C/5610

AMENDMENT I TO LEASE AGREEMENT

AMENDMENT I TO LEASE ("AMENDMENT I") is made and entered into this
1st day of September, 2020, between 380 Ashlan LLC, a California limited liability
company, 2780 N. Miami Ave., Ste. 101, Fresno, CA 93727, ("LESSOR"), and the COUNTY
OF FRESNO, a political subdivision of the State of California, 333 W. Pontiac, Clovis, CA
93612 ("LESSEE"). LESSOR and LESSEE may be referred to individually as a "Party," or
collectively as the "Parties" to this Amendment I.

WHEREAS, LESSOR and LESSEE are parties to that certain Lease Agreement #20-
091, dated February 25, 2020 ("LEASE"), for lease of space at the property at the location
commonly known as 380 W. Ashlan Avenue, Clovis, CA 93612 (the "Premises");

WHEREAS, LESSEE intends to use the Premises as office space; and,

WHEREAS, the Parties desire to update the Term provision of the LEASE.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of
which is hereby acknowledged, the Parties agree as follows:

1. Section 2, "TERM," of this LEASE, located on page 1, lines 22 through 28 and
page 2, lines 1 through 6, is deleted in its entirety, and replaced with the following:

"2. TERM

The primary term of the Lease shall be for a period of nineteen (19)
years, and shall commence upon the earlier of (i) January 1, 2022, or (ii) the
completion of the Tenant Improvements by LESSOR, and after a building
occupancy permit (or similar permission to occupy) has been issued by the local
governing agency (whichever occurs first, between (i) and (ii), the "Rent
Commencement Date"). LESSEE shall pay Base Rent and Additional Rent, which
the parties have previously determined to be fair market value, from and after the
Rent Commencement Date. The Rent Commencement Date, as set forth above,
shall be acknowledged in a writing signed by LESSOR and LESSEE's Director of
Internal Services. It is understood by the Parties herein that LESSEE's primary
term shall commence only after this written acknowledgment is executed, which

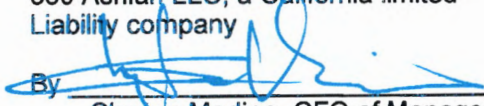
shall not be unreasonably withheld or delayed. The primary term set forth above and any renewal term (if applicable) may be referred to hereinafter either singularly or collectively as the "Term" or 'term'."

The Parties agree that this Amendment I is sufficient to amend the LEASE, and that, upon execution of this AMENDMENT I, the LEASE and this AMENDMENT I shall together be considered the LEASE.

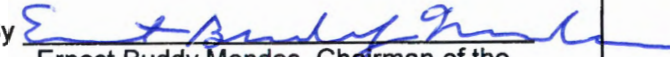
All provisions, terms, covenants, conditions, and promises set forth in the LEASE and not amended herein shall remain in full force and effect.

EXECUTED as of the date first herein specified.

LESSOR:
380 Ashlan LLC, a California limited
Liability company

By 
Clayton Medina, CFO of Manager

LESSEE:
COUNTY OF FRESNO

By 
Ernest Buddy Mendes, Chairman of the
Board of the Board of Supervisors of the
County of Fresno

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

By 
Deputy

Fund No. 0001
Subclass 10000
Org. No. 5610
Acct. No. 7340