

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to the Lease entered into on June 5, 2018 between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, and CHRISTOPHER J. ROHRS, a sole proprietor, hereinafter called LESSEE, is entered into this ____ day of _____, 2019.

WHEREAS, COUNTY owns and operates a building known as the Humboldt County Courthouse; and

WHEREAS, LESSEE leases and operates a Snack Bar commonly known as the Smoke House within the Courthouse for use by its employees and the public; and

WHEREAS, the term of the lease shall terminate on September 30, 2019, with an option upon approval by the County for the LESSEE to continue operations on a year to year basis not to extend beyond September 30, 2023; and

WHEREAS, LESSEE has requested the County to strip and wax the floor of the Snack Bar on an annual basis.

WHEREAS, COUNTY has agreed to accommodate the request; and

WHEREAS, COUNTY and LESSEE desire to amend the lease as specified;

NOW, THEREFORE, it is mutually agreed as follows:

1. Section 9. MAINTENANCE AND REPAIRS OF PREMISES AND EQUIPMENT, Provision A (7) is added to the lease to read as follows:

(7) Stripping and waxing of the floor shall be accomplished as described in Exhibit C – Floor stripping and waxing.

2. Section 5, RENT, of the lease is amended to read as follows:

LESSEE shall pay to COUNTY as rent for the leased Premises a monthly rental as follows:

Four Hundred Forty Five Dollars (\$445.00) per month.

Rent shall be made payable to County of Humboldt, and submitted to County of Humboldt, Purchasing Department, 825 5th Street, Room 112, Eureka, CA 95501.

3. In all other respects the Lease between the parties entered into on June 5, 2018 shall remain in full force and effect.

[Signatures on Following Page]

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IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Lease dated June 5, 2018 on the date indicated above.

COUNTY OF HUMBOLDT

LESSEE: CHRISTOPHER J. ROHRS

By: _____
CHAIRMAN
BOARD OF SUPERVISORS

By: Christopher J. Rohrs
Name: Christopher J. Rohrs
Title: owner

ATTEST:

(SEAL)

By: _____
CLERK OF BOARD

Exhibit A – Floor stripping and waxing

Step 1 – contact Custodial Supervisor at 707-834-6359 to schedule work

Day – Thursday

Chris Rohr removes all tables and chairs

Evening - Thursday

Strip the floor with two gallons of floor stripper

8 man hours

Evening – Friday

Finish cleaning floor

Burnish floor

Put down 2 gallons floor finish

Buffing

2 man hours

Day – Monday

Chris Rohr re- installs all tables and chairs

Step 2 – contact Custodial Supervisor at 707-834-6359 to schedule work

6 months later – Day – Friday

Chris Rohrs removes all tables and chairs

Evening - Friday

Clean Floor

Burnish Floor

Possible additional floor finish

Buffing

2 man hours

Day – Monday

Chris Rohrs re-installs all tables and chairs