

THIRD AMENDMENT TO LEASE

This Third Amendment to Lease is entered into on this 15th day of February 2022, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as LESSEE, and MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCSD), a special district of the County of Humboldt, State of California, hereinafter called LESSOR,

WHEREAS, on February 25, 2015, the parties entered into a Lease for the premises located at 1608 Pickett Road, McKinleyville, County of Humboldt for the purpose of LESSEE operating a law enforcement facility; and

WHEREAS, on February 7, 2018, the parties entered into a First Amendment to Lease for LESSEE's continued use of the premises; and

WHEREAS, on February 23, 2021, the parties entered into a Second Amendment to Lease for LESSEE's further continued use of the premises; and

WHEREAS, LESSEE and LESSOR desire to again extend the term of the Lease; and

WHEREAS, LESSEE AND LESSOR desire to also adjust the rent for the extended term;

NOW, THEREFORE, it is mutually agreed as follows:

1. Section 3.1 Term, of this Lease shall be repealed and replaced to read as follows:

This Lease shall be for a term of seven (7) years commencing on March 1, 2015 ("Commencement Date") and ending at midnight on February 28, 2023 ("Termination Date").

2. Section 4.1 Rent, of this Lease shall be amended to read as follows:

LESSEE shall pay rent to the LESSOR in the amount of Two Hundred One Dollars and Sixty Cents (\$201.60) per month after approval of this third amendment for the remainder of this Lease. This amount is due and payable on the Tenth (10th) day of each month of occupancy. This amount is based on the Consumer Price Index (CPI) for all items (1982-84 = 100), U.S. City Average, West Cities B-C, as published by the United States Department of Labor, Bureau of Labor Statistics (called "the Index" in this Lease) for the prior calendar year. In calculating this percentage increase, the most current index available on the date of the commencement of the prior term and the most current Index available immediately receding the date of annual adjustment during the extended term shall be used. November shall be the base month for this adjustment. For clarity purposes, the rent is calculated as follows:

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West-Size Class B/C, Nov. 2021, All Urban CPI = 172.214

West-Size Class B/C, Nov. 2020, All Urban CPI = 161.069

Difference = 172.24 - 161.069 = 11.145

% Difference = 11.145/161.069 x 100 = 6.92%

Increase = \$188.55 (previous years rent) x .0692 (6.92%) = \$13.05

New Rent = \$188.55 (previous years rent) + \$13.05 = \$201.60

3. In all other respects, the Lease between the parties entered into on February 25, 2015, its First Amendment to the Lease entered into on February 7, 2018, and its Second Amendment to Lease entered into on February 23, 2021 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to the Lease on the date indicated above.

LESSEE: COUNTY OF HUMBOLDT

BY: Virginia Bass

NAME: Virginia Bass

TITLE: CHAIR
BOARD OF SUPERVISORS
COUNTY OF HUMBOLDT

(SEAL)

ATTEST: Nikki Turner

NAME: Nikki Turner

TITLE: DEPUTY CLERK OF THE
BOARD OF SUPERVISORS

**LESSOR: MCKINLEYVILLE
COMMUNITY SERVICES DISTRICT**

BY: David Couch

NAME: David Couch

TITLE: Board President

BY: _____

NAME: _____

TITLE: _____