

**FIRST MODIFICATION
TO LEASE BY AND BETWEEN
COUNTY OF HUMBOLDT
AND
80 WEST THIRD EUREKA, LLC
FOR FISCAL YEARS 2023-2024 THROUGH 2024-2025**

This First Amendment to the Professional Services Agreement dated September 12, 2023, by and between the County of Humboldt, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and 80 WEST THIRD EUREKA, LLC, a California limited liability company, hereinafter referred to as "LESSOR," is entered into this 2nd day of July, 2024.

WHEREAS, COUNTY, ("COUNTY"), desired to lease from LESSOR and LESSOR desires to lease to COUNTY the real property and improvements described herein so that the COUNTY can establish a Navigation Center as defined by Section 50216(n) of the California Health and Safety Code, including areas for service provision during extended daytime hours and residential units; and 80 WEST THIRD EUREKA, LLC California Limited Liability Company, hereinafter referred to as "LESSOR"; and

WHEREAS, on September 12, 2023, COUNTY and LESSOR entered into a Lease Agreement regarding the provision of such supplemental staffing services; and

WHEREAS, COUNTY and LESSOR now desire to amend certain provisions of the Lease Agreement in order to lessen the Errors and Omissions requirement of the CONSULTANT;

NOW THEREFORE, the parties mutually agree as follows:

1. Section 5(B) Professional Liability Insurance of Exhibit D – Consultant Contract Terms and Conditions (Exhibit D - Attached) of this Lease Agreement, attached hereto and incorporated herein, is hereby amended to read as follows:

B. Professional Liability Insurance

Error and Omission Coverage, including coverage in an amount of no less than Two Million Dollars (\$2,000,000) per claim, Two Million Dollars (\$2,000,000) general aggregate. Said insurance shall be maintained for the period of three (3) years from completion of services for all subcontractors excluding Lessor's architect.

2. Except as modified herein, the lease Agreement dated September 12, 2023 shall remain in full force and effect. In the event of a conflict between the provisions of this First Amendment and the original Professional Services Agreement, the provisions of this First Amendment shall govern.

[Signatures on Following Page]

**FIRST AMENDMENT
LEASE AGREEMENT**

IN WITNESS WHEREOF, the parties have entered into this First Amendment as of the first date written above.

80 WEST THIRD EUREKA, LLC:

By: 

Date: June 13th, 2024

Name: Justin Zabel

Title: Manager/Member

COUNTY OF HUMBOLDT:

By: 

Date: 7-2-2024

INSURANCE AND INDEMNIFICATION REQUIREMENTS APPROVED:

By: Phillips, Amanda Digitally signed by Phillips, Amanda
Date: 2024.06.13 14:34:44 -0700
Risk Management

Date: 06/13/2024

LIST OF EXHIBITS:

Modified Exhibit D – Consultant Contract Terms and Conditions