

FIRST AMENDMENT TO SUBLEASE AGREEMENT

This First Amendment to the Sublease entered into on August 16, 2016 between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, and REDWOOD REGION ECONOMIC DEVELOPMENT COMMISSION, a JPA, hereinafter called SUBLESSOR, is entered into this 29 day of June, 2021.

WHEREAS, SUBLESSOR leases property located at 520 E Street, Eureka, California, from Ronald E. Pileggi, a sole proprietor; and

WHEREAS, the commercial lease between SUBLESSOR and Ronald E. Pileggi has a term commencing July 1, 2016, and ending on June 30, 2021; and

WHEREAS, on August 16, 2016, the SUBLESSOR and COUNTY entered into a Sublease for the purpose of the Department of Economic Development office using office space at 520 E Street, Eureka, California; and

WHEREAS, COUNTY desires to increase the leased square footage of office space by including the use of Room 20, which contains Two Hundred Thirteen (213 sf) square feet; and

WHEREAS, SUBLESSOR has agreed to the increase of leased square footage of office space; and

WHEREAS, SUBLESSOR desires to increase the monthly rent payments in consideration of increasing the leased square footage of office space; and

WHEREAS, COUNTY has agreed to the increase in monthly rent; and

WHEREAS, the parties wish to memorialize the current agreement between the parties for the use of Room 20 starting on March 26, 2019; and

WHEREAS, COUNTY desires to make a one-time consolidated final rent payment to reconcile all remaining rent payments due by the end of the lease term; and

WHEREAS, SUBLESSOR has agreed to the one-time rent payment;

WHEREAS, COUNTY and SUBLESSOR desire to amend the Sublease Agreement as specified; and

NOW, THEREFORE, it is mutually agreed as follows:

1. Section 1, PREMISES, of the Sublease is amended to add the following square footage of office space in the premises to read as follows:

SUBLESSOR subleases to COUNTY and COUNTY subleases from SUBLESSOR the following described premises located in Eureka, County of Humboldt, State of California:

Exclusive use of approximately 981 square feet located at 520 E Street, also known as

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Assessor's Parcel No. 001-105-007, as shown on Exhibit A, which is attached hereto and incorporated herein. The subleased premises shall also include the use of the restrooms.

Effective March 26, 2019, the office space of the premises square footage shall increase by 213 square feet to accommodate use of Room 20, as shown on Exhibit A – Premises.

2. Section 5, RENT, of the Sublease is amended as follows:

COUNTY shall pay to SUBLESSOR as rent for the subleased premises a monthly rental as follows:

August 1, 2016 through July 31, 2017: One Thousand Six Hundred Forty-Eight Dollars (\$1,648.00)

August 1, 2017 through July 31, 2018: One Thousand Six Hundred Eighty-Nine Dollars and Twenty Cents (\$1,689.20)

August 1, 2018 through February 28, 2019: One Thousand Seven Hundred Thirty-One Dollars and Forty-Three Cents (\$1,731.43)

March 1, 2019 through March 25, 2019: One Thousand Three Hundred Eighty-Five Dollars and Fourteen Cents (\$1,385.14)

The following rents includes the use of Room 20.

March 26, 2019 through March 31, 2019: Four Hundred Twenty-One Dollars and Twenty-Seven Cents (\$421.27)

April 1, 2019 through July 31, 2019: Two Thousand One Hundred Six Dollars and Thirty-One Cents (\$2,106.31)

August 1, 2019 through July 31, 2020: Two Thousand One Hundred Sixty Dollars and Five Cents (\$2,160.05)

August 1, 2020 through June 30, 2021: Two Thousand Two Hundred Fourteen Dollars and Five Cents (\$2,214.05)

A one-time payment of Seven Thousand, One Hundred Twelve Dollars and Ten Cents (\$7,112.10) will be made within thirty days of the date of this First Amendment to remit the remaining rent payments due for the term of the lease up to June 30, 2021. The rent amounts for this one-time payment are as follows:

March 26, 2019 through March 31, 2019: Seventy Four Dollars and Ninety-Eight Cents (\$74.98);

February 1, 2021 through February 28, 2021: Two Thousand Two Hundred Fourteen

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Dollars and Five Cents (\$2,214.05);

April 1, 2021 through April 30, 2021: Three Hundred Ninety-Four Dollars and Ninety-Seven Cents (\$394.97);

May 1, 2021 through May 31, 2021: Two Thousand Two Hundred Fourteen Dollars and Five Cents (\$2,214.05);

June 1, 2021 through June 30, 2021: Two Thousand Two Hundred Fourteen Dollars and Five Cents (\$2,214.05).

3. In all other respects the Lease between the parties entered into on August 16, 2016 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Lease dated August 16, 2016 on the date indicated above.

COUNTY OF HUMBOLDT

SUBLESSOR:
REDWOOD REGION ECONOMIC DEVELOPMENT
COMMISSION

By: Virginia Bass
CHAIRMAN
BOARD OF SUPERVISORS
Virginia Bass

By: Gregg Foster
Name: Gregg Foster
Title: Executive Director

ATTEST:

(SEAL)

By: _____
Name: _____
Title: _____

By: Ryan Sharp
CLERK OF BOARD
Ryan Sharp, Deputy

OWNER:
CONSENT TO FIRST AMENDMENT
TO SUBLEASE

By: Ronald E. Pileggi
Name: Ronald E. Pileggi, as trustee of the
Ronld E. Pileggi Trust