

**SEVENTH AMENDMENT
LEASE AGREEMENT
BY AND BETWEEN
COUNTY OF HUMBOLDT
AND
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
FOR FISCAL YEARS 2014-2015 THROUGH 2026-2027**

This Seventh Amendment to the Lease Agreement dated February 25, 2015, as amended on February 7, 2018, February 23, 2021, February 15, 2022, February 28, 2023, February 27, 2024 and April 15 2025, by and between the County of Humboldt, a political subdivision of the State of California, hereinafter referred to as “LESSEE,” and the McKinleyville Community Services District, a special district of the County of Humboldt, State of California, hereinafter referred to as “LESSOR,” is entered into on this ____ day of _____, 2026.

WHEREAS, on February 25, 2015, LESSEE and LESSOR entered into a Lease Agreement for use of the real property located at 1608 Pickett Road, McKinleyville, California for the purpose of operating a law enforcement facility; and

WHEREAS, on February 7, 2018, LESSEE and LESSOR agreed to amend the Lease Agreement in order to extend the term thereof and increase the monthly rental payments required thereunder; and

WHEREAS, on February 23, 2021, LESSEE and LESSOR agreed to amend the Lease Agreement in order to extend the term thereof and increase the monthly rental payments required thereunder; and

WHEREAS, on February 15, 2022, LESSEE and LESSOR agreed to amend the Lease Agreement in order to extend the term thereof and increase the monthly rental payments required thereunder; and

WHEREAS, on February 28, 2023, LESSEE and LESSOR agreed to amend the Lease Agreement in order to extend the term thereof and increase the monthly rental payments required thereunder; and

WHEREAS, on February 27, 2024, LESSEE and LESSOR agreed to amend the Lease Agreement in order to extend the term thereof and increase the monthly rental payments required thereunder; and

WHEREAS, on April 15, 2025, LESSEE and LESSOR agreed to amend the Lease Agreement in order to extend the term thereof and increase the monthly rental payments required thereunder; and

WHEREAS, LESSEE and LESSOR now desire to once again amend the Lease Agreement in order to further extend the term thereof and increase the monthly rental payments required thereunder.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. Section 3.1 – Term of the Lease Agreement is hereby amended to read as follows:

3.1 Term.

This Lease shall begin on March 1, 2015 (“Commencement Date”) and shall remain in full force and effect until midnight on June 30, 2027 (“Termination Date”), unless extended by a valid amendment hereto or sooner terminated as set forth herein.

2. Section 4.1 – Rent of the Lease Agreement is hereby amended to read as follows:

4.1 Rent.

LESSEE shall pay rent to the LESSOR in the amount of Two Hundred Thirty-Four Dollars and Fifty-Three Cents (\$234.53) per month effective July 1, 2026. 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 commencement of the prior term and the most current Index available immediately preceding the date of annual adjustment during the extended term shall be used. November shall be the base month for this adjustment. For purposes of clarity, the rent is calculated as follows:


West-Size Class B/C, Nov. 2025, All Urban CPI = 200.344
West-Size Class B/C, Nov. 2024, All Urban CPI = 194.491
Difference = 200.344 – 194.491= 5.853
% Difference = 5.853/194.491 x 100 = 3.01%
Increase = \$227.68 (previous year’s rent) x .0301 (3.01%) = \$6.85
New Rent = \$227.68 (previous year’s rent) + \$6.85 = \$234.53

3. Except as modified herein, the Lease Agreement dated February 25, 2015, as amended on February 7, 2018, February 23, 2021, February 15, 2022, February 28, 2023, February 27, 2024 and April 15 2025, shall remain in full force and effect. In the event of a conflict between the provisions of this Seventh Amendment and the original Lease Agreement, or any prior amendments thereto, the provisions of this Seventh Amendment shall govern.

[Signatures on following page]

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

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT:

By:  Date: 3-4-26
Name: Dennis Mayo
Title: MCSD Board Chair

COUNTY OF HUMBOLDT:

By: _____ Date: _____
Mike Wilson, Chair of the Board
Humboldt County Board of Supervisors

INSURANCE AND INDEMNIFICATION REQUIREMENTS APPROVED:

By: _____ Date: 3/13/2026
Risk Management