

FIRST AMENDMENT TO LEASE AGREEMENT

This Amendment to the Lease entered into on June 5, 2012 between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, and the RIO DELL FIRE PROTECTION DISTRICT, a special district of the State of California, successor in interest to the WILDWOOD FIRE PROTECTION DISTRICT, a special district of the State of California hereinafter called LESSOR, is entered into this 26 day of March, 2019.

WHEREAS, on June 5, 2012, the County of Humboldt and the Wildwood Fire Protection District entered into a Lease for the use of real property located at 715 Wildwood Avenue, Rio Dell, California, for Library purposes, and

WHEREAS, the term of said Lease is on a month to month basis not to exceed April 30, 2020, and

WHEREAS, COUNTY desires to extend the term of said lease for a period of ten (10) years with one (1) – five (5) year term option to renew, and

WHEREAS, COUNTY desires to have the premises within and outside of the building in compliance with the Americans with Disabilities Act (ADA) by removing all ADA barriers as denoted on the ADA Access Compliance Assessment Report dated November 20, 2018.

WHEREAS, COUNTY and LESSOR desire to amend the Lease as specified;

NOW, THEREFORE, it is mutually agreed as follows:

1. Section 4, TERM OF LEASE, of the Lease is amended to read as follows:
 - A. The initial term of this Lease shall be for a period of Ten (10) years commencing on the first day of the month following the County Board of Supervisors approval of the Amendment, and ending ten (10) years thereafter.
 - B. COUNTY has the option to extend the term of the lease, for the same terms and conditions, for one (1), five (5) year term. Each option may be exercised by County giving LESSOR sixty (60) day prior to the end of the initial term.
 - C. Any holding over with LESSOR's consent beyond the term of this lease shall be a month to month tenancy with all terms and conditions of this lease.

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

COUNTY shall pay to LESSOR as rent for the leased premises a month rental as follows:

Two Hundred Fifty Dollars (\$250.00) beginning on the commencement date. .

Five Hundred Dollars (\$500.00) for the option term following the initial term of the Amendment.

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Rent shall be paid in advance of the first day of each month.

3. Section 6, BUILDING STANDARDS AND COMPLIANCE WITH LAWS, of the Lease is amended to include the following:

COUNTY agrees to perform and be in compliance with all ADA barrier removals within and outside of the building as denoted on the ADA Access Compliance Assessment Report appended hereto as Exhibit A.

COUNTY further agrees to perform additional modifications to the structure of the building, if necessary, as a result of the COUNTY's ADA barrier removals at COUNTY's sole cost and expense.

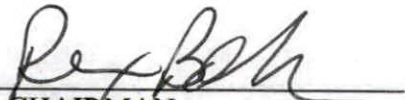
4. In all other respects the Lease between the parties entered into on June 5, 2012, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Lease dated June 5, 2012 on the date indicated above.

COUNTY OF HUMBOLDT:

LESSOR:

BY:



CHAIRMAN
BOARD OF SUPERVISORS

BY:


VICE CHAIRMAN

ATTEST:


NAME:



(SEAL)



BY:


CLERK OF THE BOARD

Ryan Sharp, Deputy

LIST OF EXHIBITS:

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Exhibit A – ADA Access Compliance Assessment Report dated November 20, 2018