

**FIRST AMENDMENT
LEASE AGREEMENT FOR OPERATION, MANAGEMENT AND MAINTENANCE OF THE
HUMBOLDT COUNTY FAIR AND FAIRGROUNDS
BY AND BETWEEN
COUNTY OF HUMBOLDT
AND
HUMBOLDT COUNTY FAIR ASSOCIATION**

This First Amendment to the Lease Agreement dated July 1, 2020, by and between the County of Humboldt, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and the Humboldt County Fair Association, a California nonprofit corporation, hereinafter referred to as "ASSOCIATION," is entered into on this 24 day of JUNE, 2025.

WHEREAS, COUNTY owns the Humboldt County Fairgrounds located in the City of Ferndale ("FAIRGROUNDS"); and

WHEREAS, California Government Code Section 25906 authorizes COUNTY to contract with a nonprofit corporation to conduct an agricultural fair in Humboldt County for such period and under such conditions as COUNTY may determine; and

WHEREAS, on July 1, 2020, COUNTY and ASSOCIATION entered into a Lease Agreement regarding the operation, management and maintenance of the FAIRGROUNDS; and

WHEREAS, COUNTY and ASSOCIATION now desire to amend certain provisions of the Lease Agreement in order to extend the term thereof.

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

1. Section 4 – Term of the Lease Agreement is hereby amended to read as follows:

4. TERM

- A. This Agreement shall begin on July 1, 2020 and shall remain in full force and effect until June 30, 2026, unless extended by a valid amendment hereto or sooner terminated as set forth herein. Any holding over beyond the term of this Lease shall be a month-to-month tenancy which is subject to all of the terms and conditions set forth herein.
 - B. This Agreement may be terminated on December 31st of each year during the term hereof by mutual consent of both COUNTY and ASSOCIATION.
 2. Except as modified herein, the Lease Agreement dated July 1, 2020, shall remain in full force and effect. In the event of a conflict between the provisions of this First Amendment and the original Lease Agreement, the provisions of this First Amendment shall govern.

[Signatures on the following page]

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

COUNTY OF HUMBOLDT:

By: Michelle B
Michelle Bushnell, Chair
Humboldt County Board of Supervisors

Date: 06/24/2025

INSURANCE AND INDEMNIFICATION REQUIREMENTS APPROVED:

By: Phillips, Amanda
Digitally signed by Phillips, Amanda
Date: 2025.06.18 07:27:32 -0700
Risk Management

Date: 06/18/2025

HUMBOLDT COUNTY FAIR ASSOCIATION:

By: Moira K K
Name: Moira K. Kenny
Title: Chief Executive Officer

Date: 6-16-2025

By: Andy Titus
Name: Andy Titus
Title: Board President

Date: 6-16-2025

CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE:

By: Michael w Francesconi
Name: Michael w Francesconi
Title: Branch Chief Fairs + Expositions

Date: 6-25-2025