AMENDED LEASE AGREEMENT
BETWEEN THE SAN LEANDRO UNIFIED SCHOOL DISTRICT
AND THE CITY OF SAN LEANDRO

THIS AMENDMENT TO LEASE AGREEMENT (the "Lease") is made and entered into on July 2, 2019 by and between the City of San Leandro, a charter city formed under the laws of the State of California, hereinafter referred to as "City" or "Landlord", and San Leandro Unified School District, a political subdivision of the State of California, hereinafter referred to as "Tenant", who agree as follows:

RECITALS

WHEREAS, Tenant, through a letter to the City dated and received on January 29, 2019, expressed its desire to exercise the Extension Option and amend the Lease so that the term is extended up to five (5) years; and

WHEREAS, in accordance with Article 3, Section A of the Lease the Extension Term shall commence on the day following the Expiration Date.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, the following sections of that certain Lease Agreement, entered into between City and Tenant on July 1, 2014, are hereby amended in their entirety to read as follows:

3. TERM OF LEASE:

The term of this Lease is five (5) years commencing on July 2, 2019 (hereafter "Commencement Date") and expiring at midnight on July 1, 2024 (hereafter "Expiration Date").

B. Base Rent: The base rent shall be $5,413.00 (Five Thousand Four Hundred Thirteen Dollars) per month, $64,956.00 for the first year of the Term. Base Rent shall be increased beginning on the anniversary of the Commencement Date and each subsequent anniversary of the Commencement Date during the Term by the increase in the Consumer Price Index (CPI) for the San Francisco/Oakland/San Jose Bay Area. In no event shall the Base Rent be less than $5,413.00 per month during the Term nor shall Tenant be entitled to any credit because of any decrease in the CPI.

All other terms, covenants and conditions of this Lease shall continue unchanged during the Extension Term. Upon commencement of the Extension Term, the Base Rent in year five ($5,312.00) shall be used to calculate the increase by the CPI for year six based on the procedure above. Thereafter, Base Rent shall increase by the CPI each year of the Extension Term in accordance with the formula described herein.

In all other respects, said lease is hereby ratified, approved and confirmed.

Executed as of the day first above stated.

TENANT:

SAN LEANDRO UNIFIED SCHOOL DISTRICT

By:_____

Its:_____

Date:_____

LANDLORD:

CITY OF SAN LEANDRO

By:_____

Its:_____

Date:_____

APPROVED AS TO LEGAL FORM:

By: _____

Name: _____

Title: _____

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