

## FIRST AMENDMENT TO LEASE

### 55 CASTLEWOOD DRIVE PITTSBURG, CA

This first amendment is dated September 19, 2023 and is between the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (“**County**”) and YOUNG MEN’S CHRISTIAN ASSOCIATION OF THE EAST BAY, a California nonprofit, public benefit corporation (“**Lessee**”).

#### Recitals

A. The County and Lessee are parties to a lease dated July 1, 2022, under which the Lessee is leasing from the County the property located at 55 Castlewood Drive, Pittsburg, California (the “**Lease**”).

B. County and Lessee are parties to a separate contract dated July 1, 2023, under which the Lessee is operating a Head Start program for the County at the Premises (such contract, as it may be amended from time to time, the “**Service Contract**”). Lessee desires to continue to lease the Premises for the purpose of satisfying its obligations under the Service Contract. The term of the Service Contract is through June 30, 2024.

C. The parties desire to extend the term of the lease to correspond to the term of the Service Contract.

The parties therefore agree as follows:

#### Agreement

1. Section 2. Term is deleted in its entirety and replaced with the following:

Term. The “**Term**” of this lease is two years, commencing on July 1, 2022, and continuing through June 30, 2024.

- a. If the Service Contract is renewed or extended, at the option of the County, the term of this lease may be extended by written amendment to this lease. In no event may the term of this lease be extended beyond the expiration or termination of the Service Contract. If the lease is extended in accordance with the terms of this lease, all references to the Term of this lease will be deemed to mean the Term as extended pursuant to this Section.
- b. If the Service Contract is terminated for any reason or for no reason, the Term of this lease will end on the same day that the Service Contract ends.

2. All other terms of the Lease remain unchanged.

County and Lessee are causing this first amendment to be executed as of the date set forth in the introductory paragraph.

COUNTY OF CONTRA COSTA, a  
political subdivision of the State of  
California

YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF THE EAST BAY, a  
California nonprofit, public benefit  
corporation

By: \_\_\_\_\_  
Brian M. Balbas  
Director of Public Works

By: \_\_\_\_\_  
Fran Gallati  
President and CEO

RECOMMENDED FOR APPROVAL:

By: \_\_\_\_\_  
Jessica L. Dillingham  
Principal Real Property Agent

By: \_\_\_\_\_  
Stacey Sinclair  
Senior Real Property Agent

APPROVED AS TO FORM  
THOMAS L. GEIGER, COUNTY  
COUNSEL

By: \_\_\_\_\_  
Kathleen M. Andrus  
Deputy County Counsel