

Second Amendment to Lease  
Contra Costa County District 3 Supervisor  
3361 Walnut Boulevard, Suite 140  
Brentwood, California

This second amendment dated November 12, 2024, is between BRENTWOOD WALNUT B, LLC (“**Lessor**”) and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (“**County**”).

Recitals

- A. Lessor and County are parties to a lease dated May 16, 2018, as amended June 21, 2021 (the “**Lease**”), under which the County is leasing approximately 2,107 square feet of floor space in the Building commonly known as 3361 Walnut Boulevard, Suite 140, Brentwood, California, along with six designated parking spaces.
- B. The parties desire to amend the Lease to modify its term.

The parties therefore agree as follows:

Agreement

- 1. Section 2 of the Lease (**Term**) is deleted in its entirety and replaced with the following:
  - 2. Term. **Term**. The “**Term**” of this lease commences on June 1, 2018 (the “**Commencement Date**”), and ends on December 31, 2027.
- 2. Section 3 of the Lease (**Rent**) is deleted in its entirety and replaced with the following:
  - 3. Rent. County shall pay rent (“**Rent**”) to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month during the Initial Term and, if applicable, the Renewal Term, in the amounts set forth below:

a. <u>Initial Term</u>	<u>Monthly Rent</u>
June 1, 2018 – May 31, 2019	\$4,003.30
June 1, 2019 – May 31, 2020	\$4,108.65
June 1, 2020 – May 31, 2021	\$4,214.00
June 1, 2021 - December 31, 2022	\$4,340.42

January 1, 2023 - December 31, 2023	\$4,470.63
January 1, 2024 - December 31, 2024	\$4,604.75
January 1, 2025 - December 31, 2025	\$4,742.89
January 1, 2026 - December 31, 2026	\$4,885.18
January 1, 2027 - December 31, 2027	\$5,031.74

3. All other terms of the Lease remain unchanged.

Lessor and County are causing this second 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

BRENTWOOD WALNUT B, LLC

By: \_\_\_\_\_  
Warren Lai  
Public Works Director

By: \_\_\_\_\_  
Ralph Strauss, Manager

By: \_\_\_\_\_  
Deborah Strauss, Member

RECOMMENDED FOR APPROVAL:

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

By: \_\_\_\_\_  
Julin E. Perez  
Supervising Real Property Agent

APPROVED AS TO FORM:  
THOMAS L. GEIGER, COUNTY COUNSEL

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