

**SECOND AMENDMENT TO SUBLEASE**

1203 W. 10<sup>th</sup> Street  
Antioch, California

This second amendment is dated as of July 1, 2024, 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 non-profit public benefit corporation (the “**Sublessee**”).

**Recitals**

- A. The County and the 23<sup>rd</sup> District Agricultural Association (the “**Master Lessor**”) are parties to a ground lease dated March 1, 2020, under which the County is leasing from the Master Lessor the real property located at 1203 W. 10<sup>th</sup> Street in Antioch, California (the “**Property**”).
- B. The County and Sublessee are parties to a sublease dated July 1, 2022, under which the Sublessee is leasing three County-owned buildings on the Property, known as Building A, Building B, and Building C, from the County (the “**Sublease**”).
- C. The parties desire to change the term of the Sublease to a month to month tenancy.

The parties therefore agree as follows:

**Agreement**

- 1. All terms used but not defined in this first amendment have the meaning ascribed to them in the Sublease.
- 2. Section 2, Term, is deleted in its entirety and replaced with the following:
- 3. Term. The “**Term**” of this lease is month to month.
- 4. Section 3, 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 month to month term in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
July 1, 2024 – September 30, 2024	\$4,360.78
October 1, 2024 – June 30, 2025	\$4,578.82

Rent for any partial month will be prorated at the rate of 1/30 of the applicable monthly rent per day.

5. Section 25. Holding Over is deleted in its entirety and replaced with the following:

Section 25. INTENTIONALLY OMITTED

6. Section 29. Termination. is deleted in its entirety and replaced with the following:

Section 29. Termination. This lease can be terminated with a 30-day notice. Upon such termination, Lessee shall surrender the Premises in accordance with Section – 15 Surrender of Premises.

7. All other terms of the Sublease remain unchanged.

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County and Sublessee 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: \_\_\_\_\_  
Warren Lai  
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