

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT is made and entered into this 21st day of SEPTEMBER, 2015 by and between City of Merced, a California Charter Municipal Corporation, whose address of record is 678 West 18th Street, Merced, California 95340 (hereinafter referred to as "Tenant"), and THOMAS E. KALJIAN, Trustee of the KALJIAN FAMILY REVOCABLE TRUST (hereinafter referred to as "Landlord").

RECITALS

- A. Tenant and Landlord have previously entered into a Lease Agreement dated February 19, 2013 (the "Lease"), wherein Tenant leases from Landlord the Premises, located 450 and 460 Grogan Avenue in Merced.
- B. The parties desire to amend the Lease to increase the rent.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, promises, and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, do hereby agree as follows:

- 1. Section 3 of the Lease, "Rent," is hereby amended in its entirety to read as follows:

"3. RENT. After review of the market rates pursuant to Section 4 of the Lease, Landlord and Tenant have agreed to the adjust the monthly lease rate that Tenant shall pay Landlord as follows:

Months 1-12	\$ 3,750 per month
Months 13-24	\$ 3,750 per month
Months 25-36	\$ 3,875 per month
Months 37-60	\$ 4,580 per month

Rental payments are due in advance on the first day of the month. Rent payments shall be made payable to "C.T. Kaljian Ranches."

2. Except as herein amended, the Lease dated February 19, 2013, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Lease Agreement to be fully executed on the date first herein written.

LESSOR:
CITY OF MERCED
A California Charter Municipal Corporation

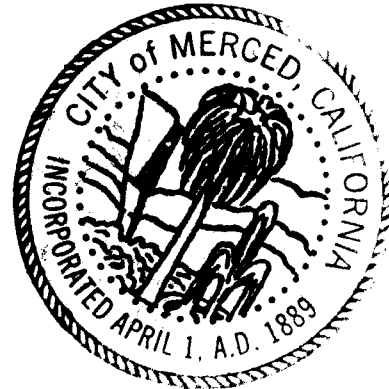
BY: John M. Bramble
City Manager

ATTEST:
JOHN M. BRAMBLE, CITY CLERK

BY: [Signature]
Assistant/Deputy City Clerk

APPROVED AS TO FORM:
RANDOLPH S. HOM, CITY ATTORNEY

BY: Kelly C. Fincher 8/13/15
City Attorney Date



213434 DO 119441
ACCOUNT DATA:

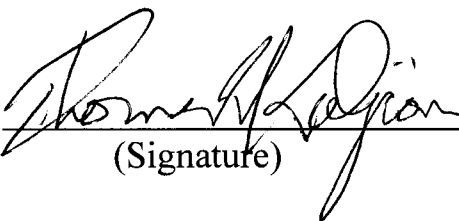
BY: [Signature]
Verified by Finance Officer

Funds Available. ME 9/8/15

001-1003-522-21-00

\$ 51,925.00 ✓

LANDLORD
THE KALJIAN FAMILY REVOCABLE
TRUST

BY: 
(Signature)

Thomas E. Kaljian, Trustee
(Type Name)

Taxpayer I.D. No. _____

Business License No.: _____

ADDRESS: 645 Pacheco Boulevard
Los Banos, CA 93635

TELEPHONE: (209) 826-8864

FACSIMILE: (209) 826-1846

E-MAIL:

TKaljian@LosBanosRealEstate.com