



ORIGINAL

Contract Number

17-860 A1

SAP Number

Real Estate Services Department

Department Contract Representative	<u>Terry W. Thompson, Director</u>
Telephone Number	<u>(909) 387-5000</u>
Contractor	<u>City of San Bernardino</u>
Contractor Representative	<u>Eric Levitt, City Manager</u>
Telephone Number	<u>(909) 384-5030</u>
Contract Term	<u>December 1, 2017 – December 31, 2028</u>
Original Contract Amount	<u>\$165,636.00</u>
Amendment Amount	<u>\$104,179.00</u>
Total Contract Amount	<u>\$269,815.00</u>
Cost Center	<u>7810001000</u>
GRC/PROJ/JOB No.	<u>59003740</u>
Grant Number (if applicable)	<u></u>

IT IS HEREBY AGREED AS FOLLOWS:

WHEREAS, San Bernardino County ("COUNTY"), as tenant and the City of San Bernardino, ("CITY"), as landlord have previously entered into Lease Agreement, Contract No. 17-860 dated November 14, 2017, (the "Lease") and, wherein CITY leases certain premises, comprising of approximately 2,160 square feet of classroom space and approximately 1,340 square feet of playground and parking space located at 2969 Flores Street in San Bernardino, as more specifically described in the Lease, to the COUNTY for a term that expired on November 30, 2024, and has continued on a permitted month-to-month holdover; and,

WHEREAS, the COUNTY and CITY now desire to amend the Lease Contract No. 17-860 to reflect a permitted holdover for the period of December 1, 2024, through December 31, 2025, extend the term of the Lease for the period of January 1, 2026, through December 31, 2028 by exercising the existing three-year option, update the rental rate schedule, add one three-year option to extend and update other terms and conditions of the Lease.

NOW, THEREFORE, in consideration of mutual covenants and conditions, the parties hereto agree the Lease is amended as follows:

1. Pursuant to Lease **Paragraph 8, HOLDING OVER**, COUNTY shall, with LANDLORD's express consent granted herein, use the Premises on a month-to-month holdover term for the period of December 1, 2024, through December 31, 2025, in the total amount of \$27,235 calculated as \$2,095 per month.

2. Effective as of January 1, 2026, pursuant to COUNTY's exercise of a three-year option to extend in **Paragraph 6, OPTION TO EXTEND TERM, DELETE** in its entirety the existing **Paragraph 3, TERM,** and **SUBSTITUTE** therefore the following as a new **Paragraph 3, TERM** which shall read as follows:

3. **TERM:** The term of the Lease is extended for three (3) years for the period of January 1, 2026, through December 31, 2028 ("First Extended Term").

3. Effective as of January 1, 2026, **DELETE** in its entirety the existing **Paragraph 4.A. RENT,** and **SUBSTITUTE** therefore the following as a new **Paragraph 4.A. RENT:**

4. **RENT:**

A. COUNTY shall pay to CITY the following monthly rental payments in arrears on the last day of each month, commencing with the First Extended Term, which reflect approximate 2% annual increases, as more specifically set forth below:

Lease Year	Monthly Rent
January 1, 2026 – December 31, 2026	\$2,095.00
January 1, 2027 – December 31, 2027	\$2,137.00
January 1, 2028 – December 31, 2028	\$2,180.00

4. Effective January 1, 2026, **DELETE** in its entirety **Paragraph 6, OPTION TO EXTEND TERM,** and **SUBSTITUTE** therefore a new **Paragraph 6, OPTION TO EXTEND TERM,** which shall read as follows:

6. **OPTION TO EXTEND TERM:** CITY gives COUNTY the option to extend the term of the Lease on the same provisions and conditions except for the monthly rent, for one (1) three-year period (an "Extended Term"), which options may be exercised following expiration of the First Extended Term by COUNTY giving notice of its intention to exercise the option to LANDLORD prior to the expiration of the preceding term or during any holding over pursuant to **Paragraph 7, "HOLDING OVER."** The monthly rent for each extended term shall be adjusted by good faith negotiation of the parties to the fair market rental then prevailing based upon the rental rates of comparable leased property in San Bernardino County.

5. This First Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same first Amendment. The parties shall be entitled to sign and transmit an electronic signature of this first Amendment (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed first Amendment upon request.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

6. All other provisions and terms of the Lease shall remain the same and are hereby incorporated by reference. In the event of any conflict between the Lease and this First Amendment, the terms and conditions of this first Amendment shall control.

END OF FIRST AMENDMENT.

SAN BERNARDINO COUNTY

► Dawn Rowe
Dawn Rowe, Chair, Board of Supervisors

Dated: NOV 18 2025

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

By Lynna Monell
Lynna Monell
Clerk of the Board of Supervisors
San Bernardino County

By [Signature]
Deputy


CITY OF SAN BERNARDINO

By ► [Signature]
(Authorized signature - sign in blue ink)

Name Eric Levitt

Title City Manager

Dated: 12-16-25

Address 290 N D Street
San Bernardino, CA 92401

FOR COUNTY USE ONLY

Approved as to Legal Form
► John Tubbs II
John Tubbs II, Deputy County Counsel
Date 11-13-25

Reviewed for Contract Compliance
► _____
Date _____

Reviewed/Approved by Department
► John Gomez
John Gomez, Real Property Manager, RESD
Date 11/9/25