

LEASE ADDENDUM #4

This is a 4th addendum to the original lease dated December 1, 2000 between PLAZA CIRCLE, LTD., a California Limited Partnership, (Lessor) and the TRANSPORTATION AGENCY FOR MONTEREY COUNTY ("TAMC" or "Lessee") and subsequently amended on March 29th, 2007, June 6th, 2012 and December 31, 2012. This addendum, dated April 27, 2017 for reference purposes only, is effective upon signature below by both parties.

ARTICLE 2 – TERM & RENEWAL

Term is hereby extended an additional five years from the previous expiration date of January 31, 2018. Expiration date shall be January 31, 2023. Lessee shall have one option to extend the lease for one additional term of five years as described in Article 2 by giving 180 days written notification prior to the new expiration date of January 31, 2023. Option Rent will continue with 2.5% fixed annual increases.

ARTICLE 3 – RENT SCHEDULE

June 1, 2017 – January 31, 2019	\$7,793.80
February 1, 2019 – January 31, 2020	\$7,988.65
February 1, 2020 – January 31, 2021	\$8,188.36
February 1, 2021 – January 31, 2022	\$8,393.07
February 1, 2022 – January 31, 2023	\$8,602.90

LESSOR PROVIDED WORK

1. At Lessor's sole cost, paint the building exterior within 120 days of execution of this document.
2. At Lessor's sole cost, install non-skid tape on any stairs that do not currently have it within 60 days.
3. At Lessor's sole cost, install new GFI outlets in kitchen and restrooms within 60 days.
4. Lessor agrees to cooperate with Lessee in efforts to better building security.

CAR CHARGING STATIONS

Lessor hereby authorizes installation of a 2nd and 3rd electric car charging stations in mutually agreeable locations under the same terms as Lease Addendum #3.

ALL OTHER TERMS & CONDITIONS OF THE ORIGINAL LEASE & SUBSEQUENT ADDENDUMS REMAIN IN EFFECT.

By Lessor:

PLAZA CIRCLE, LTD.
DeSerpa Management Company, LLC

Date _____
Richard J. DeSerpa Jr.
Manager

By Lessee:

TRANSPORTATION AGENCY FOR MONTEREY COUNTY

Date _____
Debra L. Hale
Executive Director