

CIVIC ENTERPRISES
LEASE AMENDMENT #3

This Lease Amendment #3 is made this _____ day of August 2026 between Civic Enterprises, herein after referred to as "Lessor", and **North Santa Clara RCD**, herein after referred to as "Lessee".

RECITALS

WHEREAS, Lessor and Lessee entered into the original Office Building Lease, dated October 23, 2012, Amendment #1 dated January 25, 2018, and Amendment #2 dated January 1, 2021 for the office space known as Suites 204-210 located at 888 North First Street, San Jose, California 95112 and

WHEREAS, Lessor and Lessee wish to modify and amend the Lease as follows:

WHEREAS, Lessee will now be recognized as North Santa Clara RCD:

AGREEMENT

*December 1st 2022 through November 30th 2026	\$1,450.00
December 1st 2026 through November 30th 2027	\$1,900.00
December 1st 2027 through November 30th 2028	\$2,000.00

*(Rent remained the same from December 1, 2021 – November 30, 2026)

MISCELLANEOUS: Except as expressly amended herein, the terms provisions and conditions of the Original Lease referred to above shall remain unchanged and shall continue in full force and effect. In the event of any unavoidable conflict between the terms and provisions of this Third Amendment to the original lease, the terms and provisions of this Third Amendment to Lease shall prevail.

OTHER THAN THE FOREGOING, all other terms, covenants and conditions of the original lease and subsequent Amendments to date remain unchanged.

IN WITNESS THEREOF, the parties have executed this Third Amendment to the original lease on the day and year first written above.

LESSOR:
Civic Enterprises

LESSEE:
North Santa Clara RCD

BY: _____
Deborah M.S. O'Neill, Office Manager

BY: _____
Stephanie Moreno

CIVIC ENTERPRISES LEASE AMENDMENT #2

This Lease Amendment #2 is made this 1st day of January 2021 between Civic Enterprises, Civic Office Building, herein after referred to, "Lessor", and **Guadalupe-Coyote Resource Conservation District**, herein after referred to as "Lessee".

RECITALS

WHEREAS, Lessor and Lessee entered into the original Office Building Lease, dated October 23, 2012, for the lease of, including a load factor, approximately 880 rentable square feet of office space at the premises known as Suites 204-210 located at 888 North First Street, San Jose, California and subsequently signed Amendment #1 extending the lease for an additional five (5) years December 1, 2017, and

WHEREAS, Lessor and Lessee wish to modify and amend the Lease as follows:

AGREEMENT

LEASE TERM ADDITIONS:

34. CANCELLATION OF LEASE BY LESSOR OR LESSEE-

Both parties reserve the right, at any time after the commencement of the terms herein contained, to cancel this leasehold agreement under the following terms and conditions:

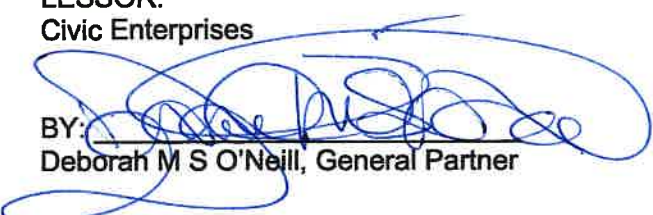
- Upon giving the other party a six (6) month written notice to vacate the premises, and the same (6) months tenancy at no change in rent; or
- Upon giving the other party a six (6) month written notice to vacate the premises, and LESSOR giving LESSEE \$3,000.00 if the premises are vacated within the first 30 days.

MISCELLANEOUS: Except as expressly amended herein, the terms provisions and conditions of the Original Lease, subject to Amendment #1, referred to above shall remain unchanged and shall continue in full force and effect. In the event of any unavoidable conflict between the terms and provisions of this Amendment #2 to the Original Lease, the terms and provisions of this Amendment #2 to Lease shall prevail.

OTHER THAN THE FOREGOING, all other terms, covenants and conditions of the lease as far as applicable remain unchanged.

IN WITNESS THEREOF, the parties have executed this Amendment #2 to the Original Lease on the day and year first written above.

LESSOR:
Civic Enterprises

BY: 

Deborah M S O'Neill, General Partner

LESSEE:
Guadalupe-Coyote RCD

BY: 

Stephanie Moreno

CIVIC ENTERPRISES
LEASE AMENDMENT #1

This Lease Amendment #1 is made this 1 day of December 2017 between Civic Enterprises, Civic Office Building, herein after referred to, "Lessor", and **Guadalupe-Coyote Resource Conservation District**, herein after referred to as "Lessee".

RECITALS

WHEREAS, Lessor and Lessee entered into the original Office Building Lease, dated October 23, 2012 for the lease of, including a load factor, approximately 880 rentable square feet of office space at the premises known as Suites 204-210 located at 888 North First Street, San Jose, California and

WHEREAS, Lessor and Lessee wish to modify and amend the Lease as follows:

AGREEMENT

LEASE TERM: The term of this lease will be amended to add an additional Five (5) year term commencing December 1, 2017 and ending November 30, 2022. At the end of this new term, provided all leasehold terms and conditions of the original lease are met, an additional 3 year term will be available to lessee upon notice.

RENTAL: Commencing on the First (1st) day of December 2017 the said base monthly Rental plus additional utilities shall be as follows:

December 1st 2017 through	November 30th 2019	\$1,200.00
December 1st 2019 through	November 30th 2021	\$1,300.00
December 1st 2021 through	November 30th 2022	\$1,450.00

Lessee understands and agrees that the favorable rental rate quoted above is for this current Lessees benefit only. In the event Lessee chooses to sell, sublet or merge any part of the existing business for any reason, Lessor is in no way obligated to extend this same offer. Any new Lease would include an additional price per foot not to be less than .30 a Square foot.

MISCELLANEOUS: Except as expressly amended herein, the terms provisions and conditions of the Original Lease referred to above shall remain unchanged and shall continue in full force and effect. In the event of any unavoidable conflict between the terms and provisions of this First Amendment to the original lease, the terms and provisions of this First Amendment to Lease shall prevail.

OTHER THAN THE FOREGOING, all other terms, covenants and conditions of the lease as far as applicable remain unchanged.

IN WITNESS THEREOF, the parties have executed this First Amendment to the original lease on the day and year first written above.

LESSOR:

Civic Enterprises,

Civic Office Building

BY: Louis P. Boris

Louis P. Boris, General Partner

LESSEE:

**Guadalupe-Coyote Resource
Conservation District**

BY: Stephanie Moreno

Stephanie Moreno

Rec'd 1-25-18