

**ADDENDUM NO. 1 TO LEASE**

This Addendum No. 1 to Agreement is made and entered into this 20<sup>th</sup> day of October, 2017 by and between Tri-Star Properties, LP, Landlord and the County of Lake, a political subdivision of the State of California, Tenant with respect to that certain Lease dated August 15, 2016 for retail space located at 845 and 849 Bevins Street, Lakeport, CA 95453.

**RENT SCHEDULE**

September 1, 2016 through August 31, 2017, \$1,800.00 per month

September 1, 2017 through August 31, 2018, \$1,845.26 per month

The increase for Year 2 is based on Section 3 – Base Rent of the original Lease Agreement. It states as follows:

“Tenant agrees to pay Landlord Base Rent at the rate of \$1,800 per month for the first 12 months of the agreement. Commencing with the 13<sup>th</sup> month, and upon expiration of each 12 months thereafter, rent shall be adjusted to the increase but not less than zero, in the U. S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor For All Urban Consumers (“CPI”) for the West Urban Region using the month of June or, if unavailable, most current CPI preceding the month the adjustment is to take effect.”

LANDLORD:

Tri-Star Properties, L.P.

By: \_\_\_\_\_

Robert A. Schall, General Partner

Date: \_\_\_\_\_

ATTEST:

CAROL J. HUCHINGSON

Clerk to the Board of Supervisors

By: \_\_\_\_\_

Date: \_\_\_\_\_

TENENT:

County of Lake

By: \_\_\_\_\_

Chair, Board of Supervisors

Date: \_\_\_\_\_

APPROVED AS TO FORM:

ANITA L. GRANT

County Counsel

By: 

Date: 12-28-17

**ADDENDUM NO. 1 TO LEASE**

This Addendum No. 1 to Agreement is made and entered into this 20<sup>th</sup> day of October, 2017 by and between Tri-Star Properties, LP, Landlord and the County of Lake, a political subdivision of the State of California, Tenant with respect to that certain Lease dated August 15, 2016 for retail space located at 845 and 849 Bevins Street, Lakeport, CA 95453.

**RENT SCHEDULE**

September 1, 2016 through August 31, 2017, \$1,800.00 per month

September 1, 2017 through August 31, 2018, \$1,845.26 per month

The increase for Year 2 is based on Section 3 – Base Rent of the original Lease Agreement. It states as follows:

“Tenant agrees to pay Landlord Base Rent at the rate of \$1,800 per month for the first 12 months of the agreement. Commencing with the 13<sup>th</sup> month, and upon expiration of each 12 months thereafter, rent shall be adjusted to the increase but not less than zero, in the U. S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor For All Urban Consumers (“CPI”) for the West Urban Region using the month of June or, if unavailable, most current CPI preceding the month the adjustment is to take effect.”

**LANDLORD:**

Tri-Star Properties, L.P.

By: Robert A. Schall

Robert A. Schall, General Partner

Date: 1-21-2018

**ATTEST:**

**CAROL J. HUCHINGSON**

Clerk to the Board of Supervisors

By: \_\_\_\_\_

Date: \_\_\_\_\_

**TENENT:**

County of Lake

By: \_\_\_\_\_

Chair, Board of Supervisors

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

**ANITA L. GRANT**

County Counsel

By: Anita L. Grant

Date: 12-28-17