

THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN COUNTY OF LAKE AND RONN AND MONTIE WESTHART FOR WAREHOUSE AND WORKSHOP SPACE AT 15890 KUGELMAN ST. WAREHOUSE #1, LOWER LAKE, CA

This Third Amendment to the Lease Agreement is made and entered into on the date executed herein below, by and between the County of Lake through its Department of Social Services, hereinafter referred to as “Lessee”, and Ronn and Montie Westhart, hereinafter referred to as “Lessor”; collectively referred to as the “parties”.

WHEREAS, the original Lease Agreement was executed on November 3, 2015, and

WHEREAS, the First Amendment was executed on March 27, 2018, and

WHEREAS, the Second Amendment was executed on May 25, 2021, and

WHEREAS, there is a need to extend the term of the Lease for 3 years and increase the monthly rent amount by \$410.00

NOW, THEREFORE, the parties hereto agree as follows:

1. Section 1, titled “Term” is hereby amended to read as follows, “The term of this lease shall be for a period commencing on July 1, 2015 and ending June 30, 2027, unless earlier terminated as hereinafter provided.”
2. The following shall be added in Section 3, titled “Rent” is hereby amended to read as follows, “For the period of July 1, 2024 through June 30, 2027, LESSEE agrees to pay LESSOR an annual rent, a maximum sum of nineteen thousand three hundred sixty dollars and zero cents (\$19,360.00) annually, payable in advance, in one (1) payment in July for each Fiscal Year period July 1 through June 30. In exchange for paying annual rent in full in July, LESSEE shall receive a one-month discount. If rent is not paid annually at any time during the period of July 1, 2024 through June 30, 2027, LESSEE must pay a maximum sum of one thousand seven hundred sixty dollars and zero cents (\$1,760.00) per month. All rent shall be paid to LESSOR at the address to which notices to LESSOR are given.”

Except as specifically modified herein, all other terms and conditions of the November 3, 2015 Lease Agreement and subsequent Amendments shall remain in full force and effect.

Executed at Lakeport, California on _____.

COUNTY OF LAKE

CHAIR, Board of Supervisors

ATTEST: SUSAN PARKER
Clerk to the Board of Supervisors

By: _____

LANDLORD

Ronn Westhart
Ronn Westhart (Jun 12, 2024 10:54 PDT)

Ronn Westhart

LANDLORD

Montie Westhart
Montie Westhart (Jun 12, 2024 10:57 PDT)

Montie Westhart

**THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN COUNTY OF
LAKE AND RONN AND MONTIE WESTHART FOR WAREHOUSE AND
WORKSHOP SPACE AT 15890 KUGELMAN ST. WAREHOUSE #1, LOWER
LAKE, CA**

APPROVED AS TO FORM:
LLOYD C. GUINTIVANO

County Counsel

By:  _____

THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN COUNTY OF LAKE AND RONN AND MONTIE WESTHART FOR WAREHOUSE AND WORKSHOP SPACE AT 15890 KUGELMAN ST. WAREHOUSE UNIT D, LOWER LAKE, CA

This Third Amendment to the Lease Agreement is made and entered into on the date executed herein below, by and between the County of Lake through its Department of Social Services, hereinafter referred to as "Lessee", and Ronn and Montie Westhart, hereinafter referred to as "Lessor"; collectively referred to as the "parties".

WHEREAS, the original Lease Agreement was executed on January 5, 2016, and

WHEREAS, the First Amendment was executed on March 27, 2018, and

WHEREAS, the Second Amendment was executed on May 25, 2021

WHEREAS, there is a need to extend the term of the Lease for 3 years.

NOW, THEREFORE, the parties hereto agree as follows:

1. Section 1, titled "Term" is hereby amended to read as follows, "The term of this lease shall be for a period commencing on January 1, 2016 and ending June 30, 2027, unless earlier terminated as hereinafter provided."

2. Section 3, titled "Rent" is hereby amended to read as follows, "For the period of January 1, 2016 through June 30, 2016, LESSEE shall pay Lessor one payment of four thousand nine hundred and fifty dollars (\$4,950.00) no later than January 31, 2016. For the period of July 1, 2016 through June 30, 2024, LESSEE shall pay LESSOR an annual payment of nine thousand seventy-five dollars and zero cents (\$9,075.00) no later than July of each fiscal year period. For the period of July 1, 2024 through June 30, 2027, LESSEE agrees to pay LESSOR an annual rent, a maximum sum of twelve thousand five hundred eighty-four dollars and zero cents (\$12,584.00) annually, payable in advance, in one (1) payment in July for each Fiscal Year period July 1 through June 30. In exchange for paying annual rent in full in July, LESSEE shall receive a one-month discount. If rent is not paid annually, LESSEE must pay a maximum sum of one thousand one hundred forty-four dollars and zero cents (\$1,144.00) per month. All rent shall be paid to LESSOR at the address to which notices to LESSOR are given."

Except as specifically modified herein, all other terms and conditions of the January 5, 2016 Lease Agreement and subsequent Amendments shall remain in full force and effect.

Executed at Lakeport, California on _____.

COUNTY OF LAKE

CHAIR, Board of Supervisors

ATTEST: SUSAN PARKER
Clerk to the Board of Supervisors

By: _____

LANDLORD

Ronn Westhart
Ronn Westhart (Jun 12, 2024 10:54 PDT)

Ronn Westhart

LANDLORD

Montie Westhart
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LAKE AND RONN AND MONTIE WESTHART FOR WAREHOUSE AND
WORKSHOP SPACE AT 15890 KUGELMAN ST. WAREHOUSE UNIT D,
LOWER LAKE, CA**

APPROVED AS TO FORM:
LLOYD C. GUINTIVANO

County Counsel

By: _____













Third Amendment - Arrow Space Storage #1- ready for signature


Final Audit Report

2024-06-12

Created:	2024-06-12
By:	Lynette Terry (Lynette.Terry@lakecountyca.gov)
Status:	Signed
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"Third Amendment - Arrow Space Storage #1- ready for signature" History

-  Document created by Lynette Terry (Lynette.Terry@lakecountyca.gov)
2024-06-12 - 5:41:49 PM GMT- IP address: 208.91.28.66
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-  Signer montieelaine@gmail.com entered name at signing as Ronn Westhart
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-  Document e-signed by Ronn Westhart (montieelaine@gmail.com)
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2024-06-12 - 5:54:20 PM GMT
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2024-06-12 - 5:55:49 PM GMT- IP address: 172.225.88.173
-  Signer montieelaine@gmail.com entered name at signing as Montie Westhart
2024-06-12 - 5:57:28 PM GMT- IP address: 173.28.88.232
-  Document e-signed by Montie Westhart (montieelaine@gmail.com)
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-  Document emailed to Lynette Terry (Lynette.Terry@lakecountyca.gov) for acceptance
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 Agreement completed.

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