

FIRST AMENDMENT TO LEASE AGREEMENT

October
THIS FIRST AMENDMENT TO LEASE AGREEMENT (“**First Amendment**”) dated as of September 1, 2018, is made by and between the City of Richmond, a municipal corporation and charter city (“**Landlord**”), and Richmond Main Street Initiative, a California non-profit corporation (“**Tenant**”). Landlord and Tenant are sometimes collectively referred to as the “**Parties**”.

RECITALS

A. Landlord and Tenant entered into that certain Lease dated August 1, 2018 (the “**Lease**”), pursuant to which Landlord leases to Tenant certain Premises, therein described and otherwise used by Tenant, located at 1600 Nevin Plaza, Richmond, California.

B. The Parties desire to amend the Lease pursuant to this First Amendment to extend the Term of the Lease four (4) years.

C. Defined terms used herein shall have the meaning set forth in the Lease.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree to amend the Lease as follows:

AMENDMENTS

1. Lease Term Extension.

a. The Term of the Lease is extended four (4) years (commencing on August 1, 2018 and ending on July 31, 2023).

2. Attorney’s Fees. If any lawsuit is commenced to enforce any of the terms of this First Amendment, the prevailing party will have the right to recover its reasonable attorney’s fees and costs of suite from the other party.

3. Effective Date. This First Amendment shall be effective as of the date first set forth above.

4. Effect of First Amendment. Except as provided in this First Amendment, all other terms of the Lease are unamended and shall remain in full force and effect. The terms and provisions of this First Amendment shall have the same meaning as like terms in the Lease. In case of any inconsistencies between the terms and conditions contained in the Lease and the terms and conditions contained herein, the terms and conditions herein shall control.

5. Counterparts. This First Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed by their properly authorized representatives as of the date and year first above written.

LANDLORD: City of Richmond, a municipal corporation and charter city

By: [Signature]
Name: [Signature] Krishna Chud
Title: Acting City Manager
Date: 10/17/18

Approved as to form:
[Signature] for
City Attorney

Attest:
[Signature]
City Clerk

TENANT: Richmond Main Street Initiative, a California non-profit corporation

By: [Signature]
Name: Amanda Elliott
Title: Executive Director
Date: 9/28/18