

SECOND AMENDMENT TO REAL PROPERTY LEASE

THIS SECOND AMENDMENT is made and entered into by and between LEVON INVESTMENTS, LLC, a California Limited Liability Company (the "Landlord"), and the COUNTY OF SANTA BARBARA, (the "Tenant"), with reference to the following facts:

RECITALS

A) Landlord's predecessor (State and Anapamu, a California Limited Partnership), by a "Triple Net Real Property Lease" dated January 14, 2003 (hereinafter "Lease"), did lease to Tenant those certain premises commonly known as a portion of the office space located on the second floor at 1 East Anapamu Street, Santa Barbara, California, comprising approximately 2,345 square feet; and,

B) The lease was amended by the "First Amendment to Real Property Lease", executed October 3, 2005, which increased the leased premises to 7,120 square feet, extended the Term through December 31, 2010, and provided for one five-year option to extend the Term; and,

C) Landlord and Tenant have agreed to modify the terms of the option to extend by replacing the five-year option to extend with one eighteen-month option to extend the Term through June 30, 2012; and,

D) The parties hereto desire to modify the Lease in the manner provided herein effective as of final execution by Tenant's Board of Supervisors.

AGREEMENTS

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and in further consideration of the covenants set forth in the Lease, the parties hereto agree as follows:

1. **TERM.** The term of the Lease shall be extended through and including June 30, 2012 (Amended Term).

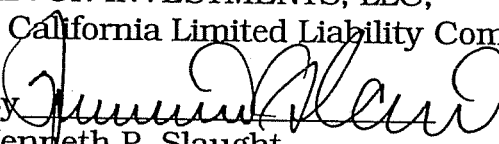
2. Section 2.1, *Option to Extend*, is hereby deleted in its entirety. The eighteen-month extension granted herein replaces Tenant's conditional option to extend the term of the Lease for an additional period of five (5) years. Upon termination of the Amended Term on June 30, 2012, Tenant shall have no further options to extend the term.

3. **FULL FORCE AND EFFECT.** Other than as expressly modified hereby, said Triple Net Real Property Lease remains in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this **Second Amendment to Real Property Lease** this ____ day of _____, 2010.

LANDLORD:

LEVON INVESTMENTS, LLC,
a California Limited Liability Company

By: 
Kenneth P. Slaughter

Chief Executive Officer

TENANT:

COUNTY of SANTA BARBARA
a political subdivision of the
State of California

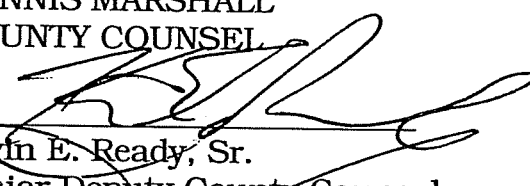
By: _____
Chair, Board of Supervisors

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____


Date: _____

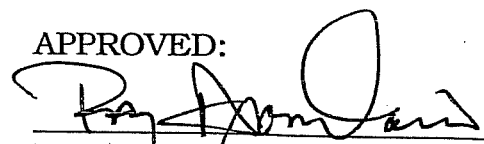
APPROVED AS TO FORM:
DENNIS MARSHALL
COUNTY COUNSEL

By: 
Kevin E. Ready, Sr.
Senior Deputy County Counsel

APPROVED AS TO FORM:
ROBERT GEIS, C.P.A.
AUDITOR-CONTROLLER

By: 
Deputy

APPROVED:

Ronn Carlentine, SR/WA
Real Property Manager

APPROVED:

Ray Aromatorio, ARM, AIC
Risk Program Administrator