

Project: First Amendment to New Cuyama
Health Clinic Lease
A.P.N: 149-040-010
Folio: 003640
Agent: AK

FIRST AMENDMENT

(NEW CUYAMA HEALTH CLINIC)

THIS FIRST AMENDMENT (hereinafter, "Amendment") is made by and between:

The COUNTY OF SANTA BARBARA, a political subdivision of the State of California, hereinafter referred to as "COUNTY,"

and

COMMUNITY HEALTH CENTERS OF THE CENTRAL COAST, INC., a California non-profit corporation, hereinafter referred to as "LESSEE"

with reference to the following:

WHEREAS, COUNTY and LESSEE executed a Lease Agreement on May 15, 2012, for LESSEE'S use of the COUNTY-owned New Cuyama Health Clinic ("Clinic"), located at 4711 Highway 166, in New Cuyama, (APN: 149-040-010) for the purpose of providing affordable health care services; and

WHEREAS, the parties executed a Service Agreement concurrently with the Lease Agreement setting forth the terms and conditions of the services to be provided by LESSEE at the Clinic; and

WHEREAS, the parties desire to amend the Lease Agreement by extending the term for an additional two (2) years, through June 30, 2016, with one (1) additional two (2) year option to extend.

NOW THEREFORE, in consideration of the Premises and the provisions, covenants, and conditions set forth herein, COUNTY and LESSEE hereby agree as follows:

1. The term of the Lease, as set forth in Section 4, **TERM**, shall be deleted in its entirety and replaced with the following:

"4. **TERM**: The term of this Lease shall extend through June 30, 2016, on a year-to-year basis, renewing automatically on July 1st of each year, and terminating June 30, 2016, subject to such provisions for extension and termination as contained herein; so long as the Premises is used only for LESSEE'S operations, those operations are consistent with the purposes and uses set forth in this Lease, and LESSEE is in compliance with the Service Agreement.

4.1. OPTION TO EXTEND: Provided LESSEE is in compliance with all terms and conditions of this Lease, LESSEE is hereby granted one (1) option to extend this Lease from and after the expiration date for an additional two (2) years. Such extended term shall continue on a year-to-year basis, renewing automatically on July 1st of each year, and shall terminate June 30, 2018.”

2. It is expressly understood that in all other respects, the terms and conditions of the original Lease Agreement, dated May 15, 2012, shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties have executed this First Amendment to be effective on July 1, 2014.

COUNTY OF SANTA BARBARA

ATTEST:
MONA MIYASATO
CLERK OF THE BOARD

By: _____
Steve Lavagnino, Chair
Chair, Board of Supervisors

By: _____
Deputy Clerk

Date: _____

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

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

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

By: _____
Auditor-Controller

APPROVED:
TAKASHI WADA, MD, MPH
DIRECTOR / HEALTH OFFICER
PUBLIC HEALTH DEPARTMENT

By: _____
Director

APPROVED:

APPROVED:

Don Grady, Esq.
Real Property Manager

By: _____
Ray Aromatorio, Arm, AIC
Risk Manager

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LESSEE

COMMUNITY HEALTH CENTERS OF THE CENTRAL COAST, INC.

Ronald E. Castle
Chief Executive Officer

Date: _____

Bob Lotwala
Chief Financial Officer

Date: _____