

Project: First Amendment to Probation
Lease at 509 W. Morrison
Avenue, SM
APN: 123-172-007, -008, & -013
Folio: 003615
Agent: DG

**FIRST AMENDMENT TO
LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT, hereinafter "First Amendment," is entered into by and between

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

and

THE CENTER FOR EMPLOYMENT TRAINING, a California non-profit corporation, hereinafter referred to as "LESSOR,"

with reference to the following:

WHEREAS, LESSOR is the owner of the property and building located at 509 West Morrison Avenue, Santa Maria, California, 93454, Assessor Parcel Numbers 123-172-007, -008 and -013, commonly known as The Center for Employment Training (hereinafter "Property"); and

WHEREAS, COUNTY is currently leasing an approximately 1,529 square foot portion of the building on the Property from LESSOR pursuant to the Lease Agreement executed by COUNTY on December 8, 2009, for the purpose of operating a Probation Report and Resource Center (PRRC); and

WHEREAS, LESSOR and COUNTY desire to amend the Lease Agreement to increase the Leased Property by approximately 512 square feet, increase the rent proportionately, and provide COUNTY with a right to terminate the Lease Agreement at any time during the term, upon thirty days written notice.

NOW THEREFORE, in consideration of the premises, and the mutual covenants and conditions contained herein, COUNTY and LESSOR agree as follows:

1. Section 2, *LEASED PROPERTY*, shall be amended by addition of the following:
“Beginning November 1, 2011, and for the remainder of the term of this Agreement, the Premises shall be expanded to include Suite B, consisting of approximately 512 square feet of office space, as shown on the amended Exhibit B, attached hereto and incorporated herein by reference. The total square footage of Premises leased to COUNTY, as expanded, shall consist of approximately 2041 square feet.”

2. Section 5, *TERM/ANNUAL RENEWALS*, shall be amended by addition of the following:

“COUNTY shall have the right to terminate this Agreement, with or without cause, at any time during the term, upon thirty days written notice to LESSOR.”

3. Section 6, *RENT*, shall be amended by addition of the following:

“Concurrently with COUNTY’S right to occupy Suite B as set forth above, rent for the remainder of the term of this Agreement and any extensions thereof shall be increased by TWO HUNDRED FIFTY SIX DOLLARS (\$256.00) per month, for a total monthly rental amount of ONE THOUSAND TWENTY DOLLARS AND FIFTY CENTS (\$1,020.50).”

4. Section 21, *TERMINATION*, subsection B, shall be amended to read as follows:

“B. Upon thirty (30) days written notice by COUNTY to LESSOR, where such notice may be given with or without cause, at any time during the term; or”

In all other respects, the provisions of section 21 shall remain in full force and effect.

It is expressly understood that in all other respects, the terms and conditions of the original Lease Agreement, dated December 9, 2009, shall be in full force and effect.

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IN WITNESS WHEREOF, COUNTY and LESSOR have executed this Agreement to be effective on the date executed by COUNTY.

"COUNTY"
COUNTY OF SANTA BARBARA

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

Chair, Board of Supervisors

By: _____
Deputy Clerk

Date: _____

"LESSOR"
CENTER FOR EMPLOYMENT TRAINING

By: Hermelinda Sapien
HERMELINDA SAPIEN
Printed Name and Title

APPROVED:
Patricia J. Stewart
Patricia J. Stewart, Chief Probation Officer
Probation Department

By: Mohammed Agyarpo
Mohammed Agyarpo
Printed Name and Title

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING
FORM:
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

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

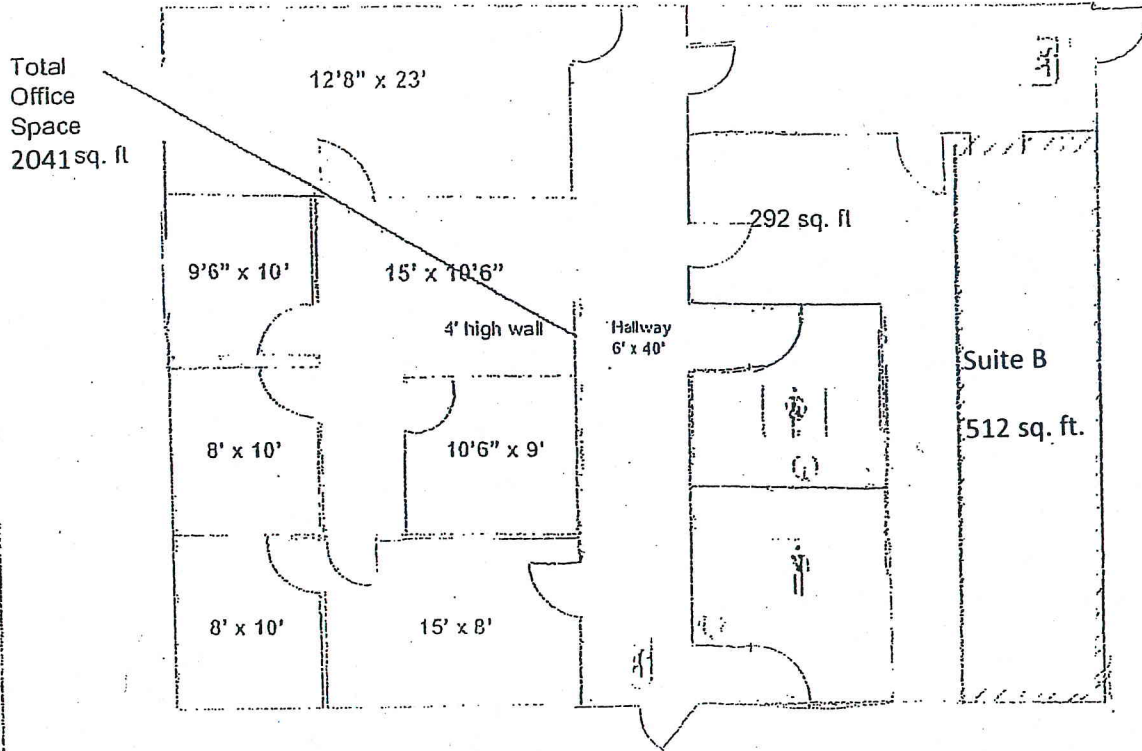
By: [Signature]
Deputy

APPROVED:
By: Rom Carlentine
Rom Carlentine, SR/WA
Real Estate Services Manager

APPROVED:
By: Ray Aromatico
Ray Aromatico, ARM, AIC
Risk Manager



Center for Employment Training



509 W. Morrison Avenue
Santa Maria, CA 93458

--Not to scale--