

Attachment 1

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Fourth Amendment to the Lease Agreement

Project: Fourth Amendment to
Lease Agreement No.
VA262-R-0115 for VA Clinic
APN: 059-140-024 (Portion)
File No.: 003527
Agent: AH

**FOURTH AMENDMENT
TO
LEASE AGREEMENT NO. VA262-R-0115**

THIS FOURTH AMENDMENT TO LEASE AGREEMENT NO. VA262-R-0115 ("Amendment") is made by and between the County of Santa Barbara, a political subdivision of the State of California ("LESSOR"), and the United States of America ("GOVERNMENT").

WHEREAS, LESSOR is the owner of the real property and building situated thereon located at 4440 Calle Real, in the unincorporated area of Santa Barbara County in the State of California ("Property"); and

WHEREAS, LESSOR and GOVERNMENT are parties to that certain Lease Agreement No. VA262-R-0115 dated September 18, 2007, as amended by that certain First Amendment and Supplemental Lease Agreement No. P00003 ("First Amendment"), that certain Second Amendment and Supplemental Lease Agreement No. P00010 ("Second Amendment"), that certain Third Amendment and Supplemental Lease Agreement No. P00013 ("Third Amendment"), that certain First Standstill Agreement dated August 18, 2020, that certain Second Standstill Agreement dated August 17, 2021, and that certain Third Standstill Agreement dated September 20, 2022 (as amended by the First Amendment, Second Amendment, Third Amendment, First Standstill Agreement, Second Standstill Agreement, and Third Standstill Agreement, the "Lease" or "Lease No. VA0262-R-0115"), pursuant to which LESSOR has been leasing to GOVERNMENT, and GOVERNMENT has been leasing from LESSOR, an approximately 6,700 square-foot portion of the building on the Property for the purpose of maintaining a Veterans Administration outpatient clinic providing certain medical services to veterans; and

WHEREAS, GOVERNMENT has requested amendment of the Lease to: (i) extend the term of the lease for a period of sixty (60) months from October 1, 2020, through September 30, 2025; (ii) reflect that Monthly rent for the period of October 1, 2020, through September 30, 2023, has been paid; and (iii) provide for three (3%) percent annual increases in the amount of monthly rent.

NOW, THEREFORE, in consideration of the promises, covenants and condition herein contained, LESSOR and GOVERNMENT agree as follows:

US DEPARTMENT OF VETERANS AFFAIRS	LEASE AMENDMENT No. P00018
LEASE AMENDMENT	TO LEASE NO. VA-262-R-0115
ADDRESS OF PREMISES Santa Barbara Community Based Outpatient Clinic 4440 Calle Real Santa Barbara, CA 93101	PDN Number: N/A

THIS AMENDMENT is made and entered into between County of Santa Barbara whose address is: Gen SVCS Courthouse E Wing, 1105 Santa Barbara ST 2nd FL, Santa Barbara CA 93101 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government):

WHEREAS, the parties hereto desire to amend the above-referenced Lease No. VA-262-R-0115 ("Lease").

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the Lease is amended, effective October 1, 2023, as follows:

1. The term of the Lease is hereby extended for Sixty (60) months, through September 30, 2025. The parties hereto acknowledge and agree that monthly rent for the period of October 1, 2020 through September 30, 2023 has been paid.
2. Section 3 of the Lease is hereby amended to reflect that the Government shall pay Lessor rent for the period of October 1, 2023 through September 30, 2025 in accordance with the following schedule, reflecting an annual increase of three percent (3%):

Extension Term (Months)	RSF	Rate/RSF	Monthly	Annual
October 1, 2023 – September 30, 2024	6,700	\$46.75	\$26,102.08	\$313,225.00
October 1, 2024 – September 30, 2025	6,700	\$48.15	\$26,883.75	\$322,605.00

3. The Lease as amended by this Amendment shall terminate on the earlier of (i) September 30, 2025, or (ii) as of the first date after the effective date of this Amendment when Lessor and the Government have both duly executed a lease agreement with respect to the Property that by its terms supersedes the Lease as amended by this Amendment.
4. The Government is accepting the premises in its as-is, where-is condition.
5. Except as provided herein, all terms and conditions of the Lease as heretofore amended remain unchanged and in full force and effect.

This Lease Amendment contains three (3) pages.

IN WITNESS WHEREOF, the parties hereto subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: _____
 Title: _____
 Entity Name: _____
 Date: _____

FOR THE GOVERNMENT:

Signature _____
 Name: Jon Hartwick
 Title: Lease Contracting Officer
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____

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IN WITNESS WHEREOF, COUNTY and GOVERNMENT have executed this Amendment to be effective as of the first date duly executed by all of the parties hereto.

COUNTY OF SANTA BARBARA

ATTEST:
MONA MIYASATO
CLERK OF THE BOARD

By: _____
Das Williams, Chair
Chair, Board of Supervisors

Date: _____

By: _____
Sheila De La Guerra
Deputy Clerk

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM:
BETSY M. SCHAFFER, C.P.A.
AUDITOR-CONTROLLER

DocuSigned by:
By: Lauren Wideman
8F464B832C84458
Lauren Wideman
Deputy County Counsel

DocuSigned by:
By: Edwin Price, Jr.
6BAAE15901943F
Edwin Price, Jr.
Deputy Auditor-Controller

APPROVED:
GENERAL SERVICES DEPARTMENT
REAL PROPERTY DIVISION

APPROVED AS TO FORM:
CEO/RISK MANAGEMENT

DocuSigned by:
By: Kirk A. Lagerquist
19AEDA9054E4CE
Kirk A. Lagerquist, Director
General Services Department

DocuSigned by:
By: Greg Milligan
DC270C1E84267D
Greg Milligan
Risk Manager