

Project: Second Amendment to 2007
Lease Agreement for VA Clinic
APN: 059-140-024
File No. 003527

**SECOND AMENDMENT TO
2007 LEASE AGREEMENT**

THIS SECOND AMENDMENT TO 2007 LEASE AGREEMENT (hereinafter "Second Amendment") is made by and between the County of Santa Barbara a political subdivision of the State of California (hereinafter "LESSOR"), and the United States of America, (hereinafter "GOVERNMENT"), in regards to the Lease Agreement between LESSOR and GOVERNMENT that became effective October 1, 2007 (hereinafter "Lease" or "Lease No VA0262-R-0115"), and incorporates the provisions of the LEASE AMENDMENT No.P00010, as well as the FIRST LEASE AMENDMENT (hereinafter "First Amendment" or SLA No.P00003), included herein.

WHEREAS, LESSOR is the owner of the real property and building located at 4440 Calle Real, in the unincorporated area of Santa Barbara; and

WHEREAS, GOVERNMENT has been leasing an approximately 6,700 square foot portion of the building (hereinafter "Clinic"), pursuant to the Lease, for the purpose of maintaining a Veterans Administration outpatient clinic providing certain medical services to Veterans; and

WHEREAS, the Lease provided GOVERNMENT an initial term of five years, from October 1, 2007 through September 30, 2012, with three five-year renewal options, each subject to approval by LESSOR, with an annual rental increase of three percent for each year of the renewal periods; and

WHEREAS, the First Amendment, effective October 1, 2012, renewed the Lease for the initial five-year option period from October 1, 2012, through September 30, 2017 pursuant to GOVERNMENT's request; deleted the two subsequent renewal options that would extend the term of the Lease beyond September 30, 2017 as inconsistent with the authority of GOVERNMENT'S local Contracting Officer; and, with LESSOR'S concurrence, adjusted the automatic three percent annual rental increase for the final four years of the five-year renewal period, from three percent (3%) to one and one-half percent (1.5%); and

WHEREAS, GOVERNMENT herein requests amending the lease to: 1) extend the Lease term for a period of twelve months commencing October 1, 2017, through September 30, 2018, at the current fixed monthly rent of \$23,659.71; 2) that during the extended term, touch-up painting and repair/replacement of flooring shall be provided by LESSOR as needed to maintain building standards; and 3) except as provided herein, all terms and conditions of the Lease remain unchanged and in full force and effect.

NOW, THEREFORE, in consideration of the promises, covenants and condition herein contained, LESSOR and GOVERNMENT agree to Lease Amendment No P00010 as follows:

US DEPARTMENT OF VETERANS AFFAIRS

LEASE AMENDMENT NO. P00010

LEASE AMENDMENT

TO LEASE NO. VA262-R-0115

ADDRESS OF PREMISES

Santa Barbara Community Based Outpatient Clinic
4440 Calle Real

Santa Barbara CA 93101

THIS AMENDMENT is made and entered into between
SANTA BARBARA COUNTY OF
whose address is

1105 SANTA BARBARA ST 2ND FL EAST WING CT HOUSE

SANTA BARBARA CA 93101-2007

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto desire to amend the above Lease.NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, covenant and agree that the said Lease is amended, effective 10-01-2017 as follows:1. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the
Lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease
Amendment".1. The Lease term is hereby extended for twelve (12) months commencing October 1, 2017 through
September 30, 2018 at the current fixed monthly rate of \$23,659.71.2. Lessor shall provide touch-up painting as needed to maintain building standards for the leased space
at Lessor's sole expense which may include moving and returning of furniture and equipment as needed.
Lessor shall repair or replace flooring as needed to maintain building standards during the term of this
extension.3. Except as provided herein, all terms and conditions of this Lease remain unchanged and in full force
and effect. All other terms and conditions remain unchanged.

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect.

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

FOR THE LESSOR:

Signature: See signature page.
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT

Signature: Krista J. Lestina
Name: Krista J. Lestina
Title: Lease Contracting Officer
Department of Veterans Affairs
Date: 7-5-2017

WITNESSED FOR THE LESSOR BY:

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

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

"LESSOR"

County of Santa Barbara, a political subdivision of
State of California

ATTEST:

MONA MIYASATO,
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

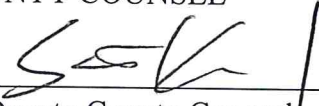
JOAN HARTMANN, CHAIR
BOARD OF SUPERVISORS

By: _____
Deputy Clerk

Dated: _____

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By:  _____
Deputy County Counsel

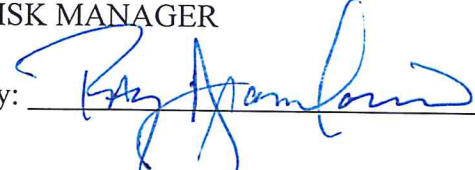
APPROVED AS TO ACCOUNTING FORM:

THEODORE A. FALLATI, CPA, CFO
AUDITOR-CONTROLLER

By:  _____
Deputy

APPROVED AS TO FORM:

RAY AROMATORIO, ARM, AIC
RISK MANAGER


By:  _____

RECOMMENDED FOR APPROVAL:

JANETTE D. PELL, DIRECTOR
GENERAL SERVICES DEPARTMENT

By:  _____

APPROVED:

By:  _____
Don Grady, Esq., Manager