

Project: YMCA (Waller Park)
APN: 111-100-015 (Portion)
File No.: 001029
Agent: AK

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT, hereinafter "Second Amendment" is made by and between

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

and

SANTA MARIA VALLEY YOUNG MEN'S CHRISTIAN ASSOCIATION, a nonprofit corporation, hereinafter referred to as "YMCA,"

with reference to the following:

WHEREAS, COUNTY is the owner of that certain real property located at 300 Goodwin Road, in the City of Santa Maria, County of Santa Barbara, State of California, commonly known and referred to as Waller County Park and more particularly described as Santa Barbara County Assessor Parcel No. 111-100-015 (hereinafter "Waller Park"); and

WHEREAS, YMCA has been leasing a portion of Waller Park known as 3400 Skyway Drive (hereinafter "Property") from COUNTY since 1977 under a fifty (50) year Lease Agreement (hereinafter "Agreement"); and

WHEREAS, YMCA, in accordance with the approved master plan, has constructed and been operating certain facilities on the Property, and wishes to bring solar power to the Property and extend the term to amortize the cost; and

WHEREAS, the parties hereby desire to amend the existing Agreement to allow for an additional term of ten (10) years.

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

1. Section 2. **TERM**, as set out in the original Agreement, shall be deleted in its entirety and replaced with the following:

"The term of this lease shall be for a term of sixty (60) years, commencing January 3, 1977, unless sooner terminated as provided herein.

Provided YMCA is in compliance with all terms and conditions of this Agreement, the Board of Supervisors may renew this lease for three (3) additional successive periods of ten (10) years from and after the expiration of the term to a maximum of ninety (90) years, including the original sixty (60) years, upon the same terms and condition as herein described. Written notice of the YMCA's desire to have this lease extended shall be given to COUNTY at least thirty (30) days prior to the expiration of this lease for any successive periods."

2. It is expressly understood that in all other respects, the terms and conditions of the original Lease Agreement dated January 3, 1977, and First Amendment dated February 15, 2005, shall remain in full force and effect.

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IN WITNESS WHEREOF, COUNTY and YMCA have executed this Second Amendment to Lease Agreement to be effective as of the date signed by COUNTY.

"COUNTY"
COUNTY OF SANTA BARBARA

ATTEST:
MONA MIYASATO
CLERK OF THE BOARD

By: _____
Supervisor Peter Adam, Chair
Board of Supervisors

By: _____
Deputy

Date: _____

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy

APPROVED AS TO FORM:
THEODORE A. FALLATI, CPA
AUDITOR-CONTROLLER

By: _____
Deputy

APPROVED:

Don Grady, Esq.
Real Property Manager

APPROVED:

Ray Aromatorio, A.R.M., A.I.C.
Risk Manager

(Signatures continue on next page)

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IN WITNESS WHEREOF, COUNTY and YMCA have executed this Second Amendment to Concession Agreement to be effective as of the date signed by COUNTY.

“YMCA”
YOUNG MEN’S CHRISTIAN ASSOCIATION

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

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Title: _____