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ORIGINAL

COUNTY OF EL DORADO

AMENDMENT IV TO LEASE # 198-L1011

4354 Town Center Blvd., Suite 112, El Dorado Hills, California

THIS AMENDMENT IV to Lease Agreement #198-L1011 dated April 27, 2010 (the "Lease"), by and between **TOWN CENTER EAST, L.P.** a California limited partnership, The Mansour Company, a California corporation, its General partner, hereinafter referred to as "Lessor," and the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Lessee", is hereby amended a first time as follows:

WHEREAS, on May 15, 2010 a Lease Agreement ("Lease") was entered into between the **COUNTY OF EL DORADO**, a political subdivision of the State of California ("Lessee"), and **TOWN CENTER EAST, L.P.** a California limited partnership, The Mansour Company, a California corporation, its General Partner ("Lessor"), for that certain real property known as **4354 Town Center Blvd., Suite 112, El Dorado Hills, California** that is incorporated herein and made a part hereof by this reference; and

WHEREAS, on April 23, 2013 (Amendment I) County of El Dorado exercised the option to extend Lease Agreement 198-L1011 for an additional one (1) year term, and updated County's Notices and Lease Administration paragraphs; and

WHEREAS, on April 29, 2014 (Amendment II) County of El Dorado exercised the option to extend Lease Agreement 198-L1011 for an additional one (1) year term, and updated Lessor's Payment and Notices paragraphs; and

WHEREAS, on March 24, 2015 (Amendment III) the term of Lease Agreement 198-L1011 was extended for an additional two (2) year year term, and updated Lessor's Payment and Notices paragraphs.

NOW, THEREFORE, it is mutually agreed that Lease Agreement #198-L1010 shall be amended a fourth time as follows:

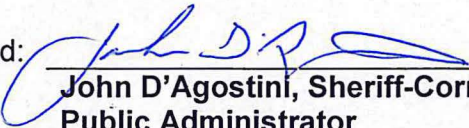
A. **Paragraph 2, TERM**, is hereby amended to extend the term of said lease for an additional two (2) year period. The new expiration date shall be April 30, 2019 subject however, to earlier termination as, hereinafter more particularly provided in Paragraph 19.

B. **Paragraph 3, PAYMENTS** is amended in its entirety to read as follows:

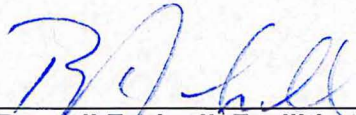
Effective May 1, 2017, Lessee agrees to pay Lessor as rent the sum of Zero Dollars (\$0.00) per month, plus a flat rate of \$900.00 per month for operating expenses for the term of May 1, 2017 through April 30, 2018. Effective May 1, 2018, Lessee agrees to pay Lessor as rent the sum of Zero Dollars (\$0.00) per month, plus a flat rate of \$930.00 per month for operating expenses for the term of May 1, 2018 through April 30, 2019. Expense reimbursements shall be paid to the order of: Town Center East, L.P., c/o Athena Management, 4364 Town Center Blvd., Suite 212, El Dorado Hills, CA 95762. Said Operating Expenses are due and payable the first day of each month.

Except as herein amended, all other terms of said Lease Agreement shall remain unchanged and in full force and effect.

DEPARTMENT CONCURENCE:

Dated: 3/22/17 Signed: 
John D'Agostini, Sheriff-Corner
Public Administrator

LEASE ADMINISTRATOR:


Dated: 3/22/17 Signed: 
Russell Fackrell, Facilities Manager
Chief Administrative Office
Facilities Division

IN WITNESS WHEREOF, the parties hereto have executed this Amendment IV to Lease Agreement 198-1011 on the dates indicated below.

LESSOR: TOWN CENTER EAST, L.P., a California Limited Partnership

Dated: 3/15/17

Signed: _____


~~Anthony E. Mansour, CEO~~
The Mansour Company, a California Corporation, its Co-General Partner
Louis Mansour, President

LESSEE: COUNTY OF EL DORADO

Dated: 4/11/17

Signed: _____


Shiva Frentzen, Chair
Board of Supervisors

ATTEST:

James S. Mitrison, Clerk of the Board of Supervisors

By: _____

Deputy Clerk



Dated: _____

4/11/17