

**AMENDMENT NO.1 TO
LEASE AGREEMENT**

This Amendment No. 1 (“Amendment”) to Lease Agreement is made and entered into effective the 16th day of December, 2024 by and between the CITY OF LA HABRA, a Municipal Corporation (“LESSOR”), and Orange County Head Start, a non-profit corporation (hereinafter “LESSEE”). LESSOR and LESSEE are sometimes hereinafter individually referred to as “Party” and or collectively referred to as the “Parties.”

A. Recitals.

(i) LESSOR and LESSEE entered into a Lease Agreement (“Agreement”) effective July 1, 2023 for property located at 1060 West Lambert Road.

(ii) The Parties now seek to amend the Agreement to extend the term.

(iii) All legal prerequisites to the making of this Amendment have occurred.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

B. Amendment to Agreement.

1. Section 1 “TERM” of the Agreement is hereby amended to read as follows:

LESSOR leases to LESSEE the real property in the City of La Habra, County of Orange, State of California, commonly known as 1060 West Lambert Road, La Habra, California (the “Property”) for a period of fifteen (15) years commencing July 1, 2023 and ending June 30, 2038 for the purpose of maintaining four (4) classroom modulars to house LESSEE’S Head Start Early Childhood Education Program. The relocatable buildings shall be owned, operated and maintained at LESSEE’S sole cost and expense.

2. Section 2 “RENT” of the agreement is hereby amended to read as follows:

The rent of the Property shall be the following:

July 1, 2023 through June 30, 2024 - \$1,100 per month
July 1, 2024 through June 30, 2025 - \$1,133 per month
July 1, 2025 through June 30, 2026 - \$1,167 per month
July 1, 2026 through June 30, 2027 - \$1,202 per month
July 1, 2027 through June 30, 2028 - \$1,238 per month
July 1, 2028 through June 30, 2029 - \$1,313 per month
July 1, 2029 through June 30, 2030 - \$1,359 per month
July 1, 2030 through June 30, 2031 - \$1,400 per month
July 1, 2031 through June 30, 2032 - \$1,442 per month
July 1, 2032 through June 30, 2033 - \$1,585 per month
July 1, 2033 through June 30, 2034 - \$1,633 per month
July 1, 2034 through June 30, 2035 - \$1,682 per month
July 1, 2035 through June 30, 2036 - \$1,732 per month
July 1, 2036 through June 30, 2037 - \$1,784 per month
July 1, 2037 through June 30, 2038 - \$1,838 per month

3. Except as specifically modified herein, all of the terms, conditions and provisions of the Agreement shall remain in full force and effect.

4. The Agreement, all amendments together with this Amendment No. 1 and all Exhibits attached thereto, constitutes the entire Agreement between the Parties and supersedes all prior negotiations, arrangements, representations, and understandings, if any, made by or between the Parties with respect to the subject matter hereof. No amendment or other modification of the Agreement, as modified by this Amendment No. 1 shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

5. Each of the undersigned represents and warrants that he or she is duly authorized to execute and deliver this Amendment No. 1 and that such execution is binding upon the entity for which he or she is executing this document.

IN WITNESS WHEREOF, the Parties have caused Amendment No.1 to the Lease Agreement to be executed as of the day and year first above written.

ORANGE COUNTY HEAD START

CITY OF LA HABRA

By: _____

By: _____
Jim Sadro, City Manager

ATTEST:

By: _____
Rhonda J. Barone, CMC, City Clerk

APPROVED AS TO FORM:

By: _____
Richard D. Jones, City Attorney