

FIRST AMENDMENT TO SUBLICENSE AGREEMENT

THIS FIRST AMENDMENT TO SUBLICENSE AGREEMENT (the “**Amendment**”) is made effective June 1, 2026 (“**Effective Date**”), by and between AMERICA WORKS OF CALIFORNIA, INC, a California for-profit corporation (hereinafter referred to as “**Sublicensor**”) and CITY OF LA HABRA hereinafter referred to as “**Sublicensee**”), without regard to number and gender. Sublicensor and Sublicensee may sometimes hereinafter be referred to individually as “**Party**” or jointly as “**Parties.**”

RECITALS

- A. Sublicensor and Sublicensee previously entered into that certain Sublicense Agreement dated August 26, 2025 (“**Agreement**”) concerning office space located at 675 Placentia Avenue, Suite 300-350, Brea, California 92821.
- B. After execution of the Agreement, the total subleased premises occupied by Sublicensor within the building changed, resulting in revised rentable square footage calculations and revised allocations for shared and common area costs.
- C. As a result of the revised rentable square footage and shared/common area allocations, the Parties desire to amend the Agreement to revise Term, the Sublicense Fee and Rent Schedule.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

- A. Clause 5 (TERM) is hereby deleted from the Sublease in its entirety and the following clause is substituted:

“ 5. TERM (SRLic-1.6 N)

The Term of this Sublicense commenced on the July 1, 2025, and shall continue in effect until June 30, 2026, or until terminated in accordance with Clause 6 (TERMINATION) of this sublicense.”

- B. Clause 7 (SUBLICENSE FEE) is hereby deleted from the Sublease in its entirety and the following clause is substituted:

“7. SUBLICENSE FEE (SRLic-1.8 N)

The Sublicensee agrees to pay Sublicensor as rent for the use of the Sublicense Area the sum \$16,016.86 per month effective on July 1, 2025, and adjusted pursuant to the Rent Schedule shown in the Revised Exhibit C, which is attached hereto and by reference made a part hereof (“**Sublease Fee**”). The Sublease Fee is inclusive of both the “**Base Rent**” and the “**Operating Costs**” allocated under Orange County Workforce Solutions Centers Infrastructure Funding

Agreement.

Said Sublicense Fee shall be payable, without deduction or offset, in lawful money of the United States, upon Sublicensor tendering of an invoice for the same to Sublicensee.”

C. Clause 23 (ATTACHMENTS TO SUBLICENSE) is hereby deleted from the Sublease in its entirety and the following clause is substituted and revised exhibits replaced as attached hereto and incorporated herein by this reference:

“23. ATTACHMENTS TO SUBLICENSE (SRLic-6.0 S)

This Sublicense includes the following, which are attached hereto and made a part hereof:

I. EXHIBITS

Revised Exhibit A – Sublicense Area Description

Revised Exhibit B – Depiction of the County Premises

Revised Exhibit C – Rent Schedule

D. Except as expressly amended herein, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Effective Date first above written.

SUBLICENSOR:

Lee Bowes, CEO

America Works of California, Inc.

Signature: 

Date: 6/1/26

SUBSUBLICENSEE:

City of La Habra

Name: _____

Title: _____

Signature: _____

Date: _____

CITY OF LA HABRA,
A municipal corporation

APPROVED AS TO FORM:

Keith F. Collins, City Attorney
City of La Habra

Date: _____

ATTEST:

Rhonda J. Barone, CMC
City Clerk
City of La Habra

Date: _____

REVISED EXHIBIT A

SUBLICENSE AREA DESCRIPTION

The Sublicense Area shown within County Premises on the plot plan marked Revised Exhibit B, attached hereto and made a part hereof, located on the third (3rd) floor of that certain three-story building located at 675 Placentia Avenue, Suites 300-350, in the city of Brea, County of Orange, State of California, commonly referred to as Office 300.07, 300.09, 300.10, 300.11, Cubicles 300.08G, 300.08H, 300.08I, 300.08J, 300.08K, 300.08L, 300.08M, 300.08N, 300.08O, 300.08P, 300.08Q, 300.08R, together with non-exclusive, in common use of elevators, stairways, washrooms, hallways, driveways for vehicle ingress and egress, pedestrian walkways, parking, other facilities and common areas appurtenant to the Sublicense Area.

NOT TO BE RECORDED

EXHIBIT B

DEPICTION OF THE COUNTY PREMISES

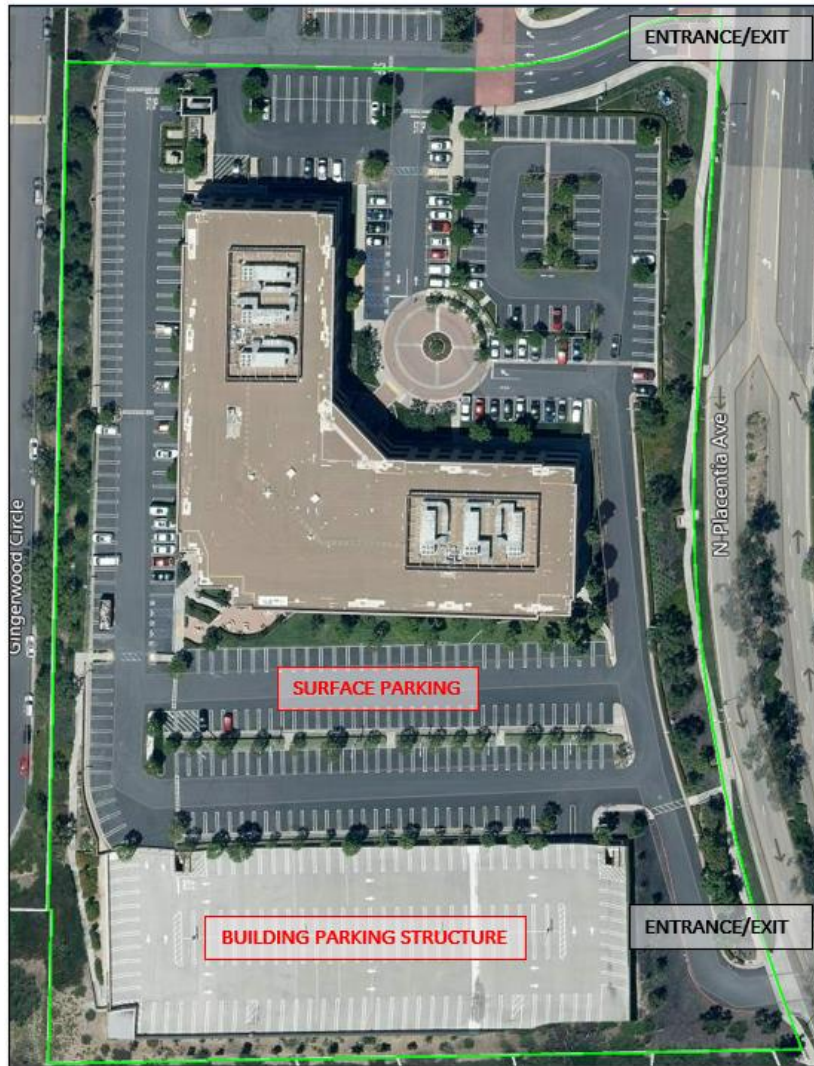


675 Placentia Avenue, Suite 300-350,
Brea, CA 92821

EXHIBIT B

DEPICTION OF THE COUNTY PREMISES

PARKING



675 Placentia Avenue, Brea, CA 92821



REVISED EXHIBIT C

RENT SCHEDULE

675 Placentia Avenue, Suite 300-350, Brea, CA 92821

Rent Period	Exclusive Occupancy SF	SF Shared + Common Area	Adjusted Combined SF (Exclusive + Shared + Common Area)	Monthly Sublicense Fee
July 2025	1,023	3,152	4,175	16,016.86
August 2025	1,023	3,152	4,175	16,016.86
September 2025	1,023	3,152	4,175	16,016.86
October 2025	1,023	3,152	4,175	16,016.86
November 2025	1,023	3,152	4,175	16,016.86
December 2025	1,023	3,152	4,175	16,016.86
January 2026	1,023	2,759	3,782	14,755.91
February 2026	1,023	2,759	3,782	14,755.91
March 2026	1,023	2,759	3,782	14,755.91
April 2026	1,023	2,759	3,782	14,755.91
May 2026	1,023	2,759	3,782	14,755.91
June 2026	1,023	2,759	3,782	15,198.58