

Yolo County Agreement No. __ - __

**First Amendment to Commercial Lease Agreement Between the County of Yolo and
Ralph L. Keeley Regarding 217 9th Street, Suite A, Colusa**

THIS FIRST AMENDMENT to the above-referenced agreement is entered into as of April __, 2026 by and between the County of Yolo, a political subdivision of the State of California, on behalf of the Colusa Sutter Yolo Regional Child Support Agency (“Tenant”), and Ralph L. Keeley, III (“Landlord”). Tenant and Landlord are hereinafter referenced collectively in this First Amendment as the “Parties” and individually as a “Party.”

RECITALS

WHEREAS, Landlord is the owner of that certain real property located at the corner of 9th and Market Streets, Colusa, Colusa County, California, more particularly described as Lot No. 4 and the West half of Lot No. 3, Block No. 35, City of Colusa, as said lots and block are shown on the official map or plat thereof, filed in the office of the County Recorder, County of Colusa, State of California (the “Property”); and

WHEREAS, Tenant is currently leasing a portion of the Property (217 9th Street, Suite A, Colusa, CA 95932, referred to hereinafter as the “Premises”) from Landlord pursuant to the provisions stated in the commercial lease agreement signed on or about January 18, 2022; and

C. Tenant wishes to continue to lease the Premises for purposes of operating a division of the Colusa Sutter Yolo Department of Child Support Services, with certain minor updates and revisions to the original lease agreement (the “Lease”) as set forth herein;

NOW, THEREFORE, in consideration of the foregoing recitals, the parties hereby agree as follows:

AGREEMENT

1. Section 2.1 (Lease Term) is hereby revised to read in full as follows:

Lease Term. The term of this Lease shall commence on March 1, 2022 and expire on June 30, 2027 unless earlier terminated in accordance with the terms of this Lease. The Lease will be automatically renewed upon the same terms for an additional period of one year, July 1, 2027 through June 30, 2028, unless canceled in writing by either the Landlord or Tenant by April 30, 2027.

2. The first paragraph of Section 4.1 is amended to read as follows, with the remaining paragraphs of Section 4.1 remaining unchanged:

Minimum Monthly Rent. Tenant shall pay to Landlord as minimum monthly rent during the term, without deduction, set off, prior notice, or demand, the sum of Three Thousand Three Hundred Dollars and Zero Cents (\$3,300.00) which shall be due on the first day of

each month. Effective July 1, 2026, the monthly sum shall increase to Three Thousand Five Hundred Dollars and Zero Cents (\$3,500.00).

3. Section 16.3 (New Sign on the Corner of 9th and Market Street) is hereby revised to read in full as follows:

Sign on the Corner of 9th and Market Street. Tenant shall be entitled to display its trade name in the sign, without additional cost to the Tenant.

4. This First Amendment may be executed in several counterparts, including electronic or facsimile counterparts, each of which is an original and all of which constitutes but one and the same instrument.

5. Except as amended herein, all other provisions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first set forth above.

LANDLORD

Signed by:
By: Ralph L. Keeley
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Ralph L. Keeley, III

COUNTY OF YOLO

By: _____
Sheila A. Allen, Chair
Yolo County Board of Supervisors

Attest: Julie Dachtler, Senior Deputy
Clerk, Yolo County Board of Supervisors

By: _____
Deputy (Seal)

Approved as to Form:

Signed by:
By: Philip Pogledich
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Philip J. Pogledich, County Counsel