



ADDENDUM TO LEASE #4

BY AND BETWEEN RUFFLE  
PROPERTIES ("LESSOR")

AND

SAN GABRIEL BASIN WATER QUALITY AUTHORITY  
("LESSEE")

THIS AMENDMENT TO LEASE ("Addendum #4") is made and entered into as of this 6<sup>th</sup> day of May 2022 by and between Ruffle Properties ("Lessor") and San Gabriel Basin Water Quality Authority, ("Lessee") with respect to that certain Lease dated March 4, 2005.

RECITALS

- A. WHEREAS, Lessor and Lessee have heretofore entered into a Lease (the "Lease") dated March 4, 2005 for the premises commonly referred to as 1720 West Cameron Avenue, Suite 100, West Covina, California 91790 ("the Premises")
- B. WHEREAS, on or about March 4, 2005 Lessee and Lessor entered into an Addendum #1 to the Lease ("Addendum #1");
- C. WHEREAS, on or about February 16, 2010 Lessee and Lessor entered into an Addendum #2 to the Lease ("Addendum #2");
- D. WHEREAS, on or about June 1, 2012 Lessee and Lessor entered into a Rider to Lease ("Rider");
- E. WHEREAS, on or about April 19, 2017 Lessee and Lessor entered into an Addendum #3 to the Lease ("Addendum #3");
- F. WHEREAS, Lessor and Lessee now desire to amend the terms and conditions of the Lease subject to certain modifications more particularly described below;
- G. Addendum #1, Addendum #2, Addendum #3 and Rider are attached and incorporated hereto collectively as Exhibit "B."

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **TERM:** Commencing July 1, 2022 the term of the Lease shall be extended for five (5) years two (2) months. Based on the foregoing, the expiration date of the Lease shall be amended to August 31, 2027.

2. **BASE MONTHLY RENT:**

July 1, 2022 - August 31, 2022	\$0.00/month
September 1, 2022 - June 30, 2023	\$9,004.80/month
July 1, 2023 - June 30, 2024	\$9,274.94/month
July 1, 2024 - June 30, 2025	\$9,553.19/month
July 1, 2025 - June 30, 2026	\$9,839.79/month
July 1, 2026 - June 30, 2027	\$10,134.98/month
July 1, 2027 - August 31, 2027	\$10,439.03/month

The monthly rent for storage space remains at \$150 on a month-to-month basis and monthly electricity reimbursement remains at \$0.15 per square foot.

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3. **TENANT IMPROVEMENTS:** Lessor, at Lessor's expense, shall complete the following work within the Premises:
  - a. Restrooms – provide new floors, new countertops, new mirrors, new plumbing fixtures, new grab bar and replace broken light switches.
  - b. Kitchen – provide new paint, new flooring, new cabinets & new counter top
  - c. Repairs – fix exterior entry doors to ensure that they seal properly; fix the interior door leading to the restrooms, so that it opens and closes properly; restore walkway at back entry door; repaint main entry door; replace damaged ceiling tiles; repair grout at the entrance of the men's restroom
  - d. Blinds – install new window blinds throughout the Premises, excluding the conference/board room.
  
4. **COMMISSION:** Lessee certifies that they have been working exclusively with Brion Costa of Century 21 Commercial ("Lessee's Broker") on this Addendum. Lessee shall be responsible for any and all commissions due to Lessee's Broker.

Except as otherwise provided under this Addendum #4, the Lease as previously amended by way of Addendum #1, Addendum #2, Addendum #3 and the Rider shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions of this Addendum #4 and the provisions of the Lease as previously amended by way of Addendum #1, Addendum #2, Addendum #3 and the Rider, the provisions of this Addendum #4 shall govern and control but only to the extent of the conflict or inconsistency and no further.

This Addendum #4, the Lease and all prior addendums and the Rider constitute the entire agreement between the Parties hereto.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which are acknowledged, Landlord and Tenant agree as follows:

Dated: \_\_\_\_\_, 2022

Lessee: San Gabriel Basin Water Quality Authority

By: \_\_\_\_\_

Dated: \_\_\_\_\_, 2022

Landlord: Ruffle Properties LLC

By: \_\_\_\_\_