

REAL ESTATE LEASE
(Multi Tenant Lease)
Amendment 1

ARTICLE ONE: BASIC TERMS

This Article One contains the Basic Terms of this Lease between the Landlord and Tenant named below. Other Articles, Sections and Paragraphs of the Lease referred to in this Article One explain and define the Basic Terms and are to be read in conjunction with the Basic Terms.

Section 1.01. **Date of Lease:** May 10, 2017

Section 1.02. **Landlord**
Address of Landlord:

Jake & Donna Koplen
701 Selkirk Ranch Rd.
Angel Camp, CA 95221

Section 1.03. **Tenant:** (include legal entity)
Address of Tenant:

County of Calaveras
891 Mountain Ranch Road
San Andreas, CA 95249
Attention: Bonnie Rich

Section 1.04. **Property:** The Property is part of the Landlord's multi-tenant real property development known as M.O.B. (Medical Office Buildings) and depicted is exhibit "B" (the "project"). The Project includes the land, the buildings and all other improvements located on the land, and the common areas described in Paragraph 4.05(a). The Property is (included street address, approximate square footage and description) 700 Mountain Ranch Road, Suite A-1, for which Tenant has exclusive use and possession. The total square footage is 1500 sq. ft. of professional office space, which includes a break room, one restroom, data rm., and four office rooms, and storage with a copy and print area.

Section 1.05. **Lease Term:** 36 months beginning on September 1, 2020
or such other date as is specified in this Lease, and ending on August 31, 2023

Section 1.06. **Permitted Uses:** (See Article Five) Professional Office Facility and allied use

Section 1.07. **Tenant's Guarantor:** (If none, so state) none

Section 1.08. **Broker:** (See Article Fourteen)(If none, so state) none

Landlord's Broker: (If none, so state) none

Tenant's Broker: (If none, so state) none

Section 1.09. **Commission Payable to Landlord's Broker** (See Article Fourteen) (See Article Fourteen) none

Section 1.10. **Initial Security Deposit:** (See Paragraphs 3.03 and 13.03(c)) \$2,450.00

Section 1.11. **Vehicle Parking Spaces Allocated to Tenant:** (See Multi-Tenant Facility Lease Rider, if attached)

Section 1.12. **Rent and Other Charges Payable by Tenant:**

(a) **Base Rent:** Two-Thousand-Six-Hundred-&NO/100 Dollars (\$ 2,600.00)
per month for the first 12 months, as provided in Section 3.01, and shall be increased on the 13th month(s) after the Commencement Date, either (i) in accordance with the increase in the United States Department of Labor, Bureau of Labor Statistics, (all items for the San Francisco, Oakland Bay Area Statistical Area on the basis of 1967 = 100 [the "Index"]), as provided in Section 3.02, or (ii)

If (ii) is completed, then (i) and Section 3.02 are inapplicable.

(b) **OTHER PERIODIC PAYMENTS:** (i) Real Property Taxes above the "Base Real Property Taxes" (See Section 4.02); (ii) Utilities (See Section 4.03); (iii) Increased Insurance Premiums above "Base Premiums" (See Section 4.04); (iv) Tenants Initial Pro Rata Share of Common Area Expenses no charge % (See Section 4.05); (v) Impounds for Tenant's Share of Insurance Premiums (See Section 4.08); (vi) Maintenance, Repairs and Alterations (See Article Six).

Section 1.13. **Costs and Charges Payable by Landlord:** (a) Base Real Property Taxes (See Section 4.02); (b) Base Insurance Premiums (See Section 4.04); (c) Maintenance and Repair (See Article Six).

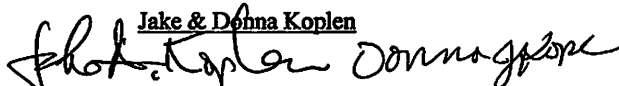
Section 1.14. **Landlord's Share of Profit on Assignment or Sublease:** (See Section 9.05) fifty percent (50%) Of the Profit (the "Landlord's Share").

Section 1.15. **Riders:** The following Riders are attached to and made a part of this Lease: (If none, so state). None

The cost of living increase every twelve months shall be a constant 2 percent per year over the term of this 3 year renewal.

"LANDLORD"

Signed on August 4, 2020

Jake & Donna Koplen


Signed on _____

"TENANT"