

SECOND AMENDMENT TO OFFICE LEASE
Property Address: 1900 O'Farrell Street
San Mateo, California

This Second Amendment to Lease Agreement (this "Amendment") is made as of _____, 2019, between Woodstock Development, Inc., a California corporation, as manager and agent for the Owner ("Landlord") and City of San Mateo, a municipal corporation of the State of California ("Tenant").

RECITALS

- A. On May 19, 2014, Landlord and Tenant entered into an Office Lease for the Premises located at 1900 O'Farrell Street, San Mateo, CA, Suites 320 & 380, further described in Section 1 of the Lease Agreement.
- B. Under the terms of the First Amendment dated February 17, 2015, Tenant expanded into Suite 325 and surrendered Suite 380.
- C. Tenant desires to extend the term of the Lease, and Landlord and Tenant hereby amend the Lease as Follows:

AMENDMENT TO LEASE AGREEMENT

- 1. **TERM:** The term of the lease shall be extended for Sixty (60) months commencing on April 1, 2020 and ending on March 31, 2025.
- 2. **BASE RENT:** Monthly Base Rent shall be amended as follows:

Months 01-12	\$ 43,099.25
Months 13-24	\$ 44,392.23
Months 25-36	\$ 45,723.99
Months 37-48	\$ 47,095.71
Months 49-60	\$ 48,508.59

- 3. **PREMISES:** Suites 320 & 325 of the Building located at 1900 O'Farrell Street in the City of San Mateo ("City"), County of San Mateo ("County"), State of California ("State") (the "Premises"). The Premises contains approximately 10,141 square feet of rentable area on the Third Floor. Per the 2018 BOMA Re-measurement. The Building contains approximately 61,443 square feet of rentable area.

Tenant's Prorata Share: 16.5%

- 4. **PARKING:** Under this Second Amendment, Twelve (12) of tenants allotted Twenty-Nine (29) unreserved parking spaces shall be allocated to the ground level covered parking garage. Seventeen (17) unreserved parking spaces shall be allocated to the 2nd floor surface lot.

LEASE REMAINS IN FULL FORCE AND EFFECT EXCEPT AS SET FORTH IN THIS SECOND AMENDMENT TO OFFICE LEASE, THE TERMS AND CONDITIONS OF THE OFFICE LEASE SHALL REMAIN UNCHANGED.

LANDLORD

Woodstock Development, Inc.

By: _____

Name: _____

Date: _____

TENANT

City of San Mateo, a municipal corporation
of the State of California

By: _____

Name: _____

Date: _____