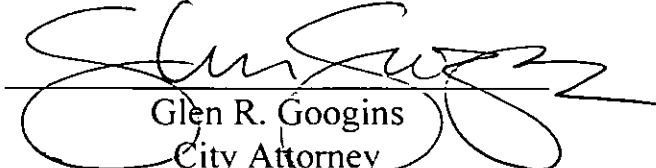


THE ATTACHED AGREEMENT HAS BEEN REVIEWED
AND APPROVED AS TO FORM BY THE CITY
ATTORNEY'S OFFICE AND WILL BE
FORMALLY SIGNED UPON APPROVAL BY
THE CITY COUNCIL


Glen R. Googins
City Attorney

Dated: 9/8/15

FIRST AMENDMENT TO LEASE AGREEMENT DATED
AUGUST 3, 2015 BY AND BETWEEN CITY OF
CHULA VISTA, A MUNICIPAL CHARTERED
CORPORATION FO THE STATE OF CALIFORNIA,
HEREINAFTER REFERRED TO AS "LESSOR", AND
CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO,
INC., DBA SAN YSIDRO HEALTH CENTER INC.,
HEREINAFTER REFERRED TO AS "LESSEE".

FIRST AMENDMENT TO LEASE AGREEMENT DATED AUGUST 3, 2015 BY AND BETWEEN CITY OF CHULA VISTA, A MUNICIPAL CHARTERED CORPORATION OF THE STATE OF CALIFORNIA, HEREINAFTER REFERRED TO AS "LESSOR", AND CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC. DBA SAN YSIDRO HEALTH CENTER INC, HEREINAFTER REFERRED TO AS "LESSEE".

The undersigned parties do hereby for the first time amend that certain Lease Agreement between the undersigned originally dated on or about January 23, 2015, regarding the lease of 1800 Maxwell Road (East Wing), Chula Vista, California 91911 and generally described as the "Premises".

All of the terms and provisions of said Lease Agreement shall remain the same and all applicable to this First Amendment, except as follows:

1. Term (Paragraph 1.3 & 1.5): The Commencement Date is changed to October 1, 2015. The Expiration Date is changed to September 30, 2020. Base Rent per Paragraph 1.5 shall commence on October 1, 2015.
2. Early Termination (Paragraph 52): This paragraph shall be amended and restated in its entirety as follows: .

52. EARLY TERMINATION: During the initial term, beginning April 1, 2017, Lessee shall have the right to terminate the Lease for any reason by providing at least 6 months advance written notice to Lessor. Under this Paragraph, the earliest possible termination date would be September 30, 2017 (6 months after April 1, 2017). A condition to the effectiveness of Lessee's early termination right hereunder shall be its payment to Lessor at the time it exercises such right of any and all prepaid commission fees based upon the remaining lease term. For example, if Lessee exercises its early termination right on April 1, 2017 for a September 30, 2017 termination, Lessee must pay Lessor on or about April 1, 2017 the amount of \$ 22,731.60 prepaid commission (5% of base rent in year three and 4% of the base rent for years four and five).

3. Rent Adjustment(s) (Paragraph 50) : All of the Adjustments Dates, as stated in Paragraph 50 A. III, are changed from July 1 to October 1. Hence the Base Rent will be adjusted to the amounts stated in the Lease, on October 1, 2016, October 1, 2017, October 1, 2018 and October 1, 2019.
4. Option To Extend (Paragraph 51) : All of the Adjustment Dates, as stated in Paragraph 51 A. III, are changed from July 1 to October 1. Hence, in the event the Option to Extend is exercised, the Base Rent will be adjusted to the amounts stated in the Lease on October 1, 2020, October 1, 2021, October 1, 2022, October 1, 2023 and October 1, 2024.

[Next Page Is Signature Page]



Initials

Initials

FIRST AMENDMENT TO LEASE AGREEMENT DATED AUGUST 3, 2015 BY AND BETWEEN CITY OF CHULA VISTA, A MUNICIPAL CHARTERED CORPORATION OF THE STATE OF CALIFORNIA, HEREINAFTER REFERRED TO AS "LESSOR", AND CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC. DBA SAN YSIDRO HEALTH CENTER INC, HEREINAFTER REFERRED TO AS "LESSEE".

[SIGNATURE PAGE]

LESSOR: CITY OF CHULA VISTA, A MUNICIPAL CHARTERED CORPORATION OF THE STATE OF CALIFORNIA

By: _____

Date: _____

Name Printed: _____

Title: _____

LESSEE: CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC. DBA SAN YSIDRO HEALTH CENTER INC

By:  _____

Date:  _____

Name Printed: Kevin Mattson

Title: President and CEO

Approved as to form:

City Attorney



Initials

Initials