

ASSIGNMENT OF LEASE

This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as the "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor entered into a Lease with Carlos Pacheco, DBA Orange Group ("Tenant") originally dated October 23, 2020 ("Lease"), for that portion of the real property located at 545 & 555 South A Street, Suite 140, Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on January 1, 2021 and, including any presently exercised option or renewal term, will terminate on December 31, 2025.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$1,000.00 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$1,000.00 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

By: Joan Araujo
Its: Director, Central Services
Public Works Agency

ASSIGNMENT OF LEASE

This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as the "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor entered into a Lease with Armando Arriola and Lionel Arriola, DBA ELIM Oxnard ("Tenant") originally dated March 22, 2021, as amended (collectively "Lease"), for that portion of the real property located at 545 & 555 South A Street, Suites 100 and 130, Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on April 1, 2021 and, including any presently exercised option or renewal term, will terminate on March 31, 2026.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$4,125.18 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$4,188.00 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

By: Joan Araujo
Its: Director, Central Services
Public Works Agency

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This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as the "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor entered into a Lease with Mixteco / Indigena Community Organizing Project ("Tenant") originally dated December 9, 2021 ("Lease"), for that portion of the real property located at 545 & 555 South A Street, Suite 265 Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on February 1, 2022 and, including any presently exercised option or renewal term, will terminate on January 31, 2025.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$5,034.00 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$6,041.00 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

By: Joan Araujo
Its: Director, Central Services
Public Works Agency

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This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as the "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor entered into a Lease with City Impact, Inc., a California nonprofit religious corporation ("Tenant") originally dated August 1, 2017, as amended (collectively "Lease"), for that portion of the real property located at 545 & 555 South A Street, Suites 175 and 185 Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on September 1, 2017 and, including any presently exercised option or renewal term, will terminate on August 31, 2027.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$1,710.00 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$2,500.00 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

By: Joan Araujo
Its: Director, Central Services
Public Works Agency

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This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor entered into a Lease with City Impact, Inc., a California nonprofit religious corporation ("Tenant") originally dated March 1, 2021, as amended (collectively "Lease"), for that portion of the real property located at 545 & 555 South A Street, Suite 195, Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on March 1, 2021 and, including any presently exercised option or renewal term, will terminate on February 29, 2024.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$1,125.00 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$0.00 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

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Its: Director, Central Services
Public Works Agency

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This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as the "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor entered into a Lease with Maria Gomez, DBA Eternal ("Tenant") originally dated December 7, 2021 ("Lease"), for that portion of the real property located at 545 & 555 South A Street, Suite 155, Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on February 1, 2022 and, including any presently exercised option or renewal term, will terminate on January 31, 2025.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$1,969.00 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$1,969.00 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

By: Joan Araujo
Its: Director, Central Services
Public Works Agency

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This Assignment of Lease ("Assignment") is entered into as of the last date executed below by and between the County of Ventura ("Assignee"), and David A. Elson ("Assignor"). Assignee and Assignor may be referred to collectively as the "Parties."

In accordance with the terms of that certain Agreement for Purchase and Sale ("PSA") dated June 6, 2023, by and between Assignor and Assignee and for valuable consideration, it is agreed by the Parties as follows:

A. Assignor's predecessor-in-interest entered into a Lease with Antonio Gomez and Maria Gomez ("Tenant,") originally dated August 8, 2001, as amended (collectively "Lease"), for that portion of the real property located at 545 & 555 South A Street, Suite 165 Oxnard, California 93030 as depicted on Exhibit A to the Lease (the "Premises"). A true and correct copy of the Lease (including all amendments, addendums, riders, modifications, subordination and non-disturbance agreements and supplements thereto) is attached as Exhibit A hereto.

B. Assignor represents and warrants as follows with regards to the Lease:

1. The Lease is in full force and effect and constitutes the entire agreement between Assignor and Tenant with respect to the Premises.

2. The Lease has not been modified, enhanced, altered or amended except as set forth above.

3. The term of the Lease commenced on August 15, 2001 and has been in a month to month term since April 30, 2012.

4. Assignor has not consented to any assignment or hypothecation of any or all of the Premises.

5. Assignor has completed all improvements to be constructed under the terms of the Lease and has paid in full any allowances for Tenant improvements.

6. Tenant is obligated to pay a monthly base rent of \$2,500.00 ("Monthly Base Rent") for the Premises.

7. Tenant paid a Security Deposit of \$1,320.75 at the commencement of the Lease (and has paid no other rent or other sum in advance).

8. Tenant has no claim or defense against Assignor under the Lease and has no right to any offsets or credits against either the rent due or otherwise against Assignor.

9. Tenant has no option, right of first offer or right of first refusal to purchase or acquire the real property upon which the Premises are situated.

10. Assignor and its agents, representatives and employees have not made any agreement with Tenant to (i) waive Tenant's Monthly Base Rent, (ii) accept partial Monthly

Base Rent from Tenant, (iii) give Tenant any rebate of any rent paid or (iv) give Tenant any other concessions.

11. As required under the terms of the Lease, Tenant has provided proof of insurance to Assignor.

C. Based upon Assignor's foregoing representations and warrants, Assignee hereby accepts the Lease from Assignor as of the date that title to the Premises is transferred to Assignee pursuant to the PSA ("Effective Date"). Assignee hereby assumes all of Lessor's obligations under the Lease but only to the extent such obligations arise after title to the Premises is transferred on the Effective Date.

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates and year written below.

Assignor:

Dated: _____

David A. Elson

By:

Assignee:

Dated: _____

County of Ventura

By: Joan Araujo
Its: Director, Central Services
Public Works Agency