

**FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN  
COUNTY OF VENTURA AND VENTURA VAGABOND INN, LLC**

WHEREAS, The County of Ventura and Ventura Vagabond Inn, LLC entered into a one-year lease effective from March 1, 2023, through February 29, 2024;

WHEREAS, the parties wish to modify the following terms as written below, all others to remain effective throughout the extended lease term:

2. **TERM:** The term of the original Agreement, from March 1, 2023, through February 29, 2024, is hereby extended by this First Amendment for an additional twelve (12) month period which shall commence on March 1, 2024, and terminate on February 28, 2025, ("Second Term") subject to County's right of Early Termination as more particularly described in Article 38;

3. **RENT.** County shall pay to Lessor, during the Second Term, all-inclusive monthly rent of \$205,000. The rent is payable in advance on the first day of each and every calendar month. There shall be no pass through of any operating expenses from Lessor to County other than costs incurred by Lessor to repair damages to the Premises caused by the sole negligence or misconduct of County, its agents, servants, employees, contractors, or patrons, or the occupants of the Premises.

34. **APPROVAL BY BOARD OF SUPERVISORS.** The Agreement was approved by the Board of Supervisors by action of February 28, 2023 (Item No. 58) and the First Amendment was approved by the Board of Supervisors on February 27, 2024 (Item No. \_\_\_\_\_).

38. **EARLY TERMINATION.** During the Second Term, County shall have the right to surrender and quit paying Rent for the Premises, with such surrender effective September 1, 2024, or thereafter, by providing Lessor with written notice at least thirty (30) days prior to such surrender.

**LESSOR:**

Ventura Vagabond Inn, LLC, a California limited liability company

\_\_\_\_\_  
By: Les Biggins  
Its: Chief Financial Officer

\_\_\_\_\_  
Date

**COUNTY:**

County of Ventura

\_\_\_\_\_  
By: Sevet Johnson, PsyD.  
County Executive Officer  
County of Ventura

\_\_\_\_\_  
Date