

**FIRST AMENDMENT TO THE LEASE AGREEMENT**  
**between**  
**VENTURA COUNTY FIRE PROTECTION DISTRICT**  
**and**  
**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT**

THIS FIRST AMENDMENT is made, effective September 1, 2014, and entered into by and between:

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT, hereinafter called "District,"

and

VENTURA COUNTY FIRE PROTECTION DISTRICT, hereinafter called "Fire District."

WHEREAS, District and Fire District entered into that certain lease dated April 7, 2011 (the "Lease Agreement"); and

WHEREAS, District and Fire District are desirous of amending the Lease Agreement to include a Gated Lot area as defined herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration acknowledged hereby, the parties hereto agree as follows:

Articles 1 and 2 of the original Lease Agreement are hereby deleted in their entirety and replaced with the following articles:

1. PROPERTY LEASED. District hereby leases to Fire District and Fire District hereby rents from District the two properties referenced as in subparagraph A. and B., below, hereinafter called "Premises" and "Gated Lot," located in the County of Ventura, State of California, described as follows:

- A. "Premises" shall include exclusive use of office suites identified as office numbers 120, 121, 122, 134, 135, and 138. The Premises are located in the building commonly known as the "Regional Fire, Sheriff & Police Education and Training Academy," which is located at the Camarillo Airport, 104 Durley Avenue, Camarillo, California, and depicted on Exhibit "A" attached hereto.

Fire District shall also have access to the class, lecture, and associated training facilities. Fire District access to areas other than the office suites is subject to proper approval by District and shall be made available to Fire District so long as the use does not conflict with use of the area by District. Fire District shall not distribute any keys or access cards to the Premises or the training facility, and Fire District personnel shall be present at all times during Fire District's use of the facilities.

- B. "Gated Lot" shall include the use of a paved parking portion of the District's parcel formerly known as "Ventura College Reserve Training Facility" ("VCRTF"), as identified in Exhibit "C" hereto, which is located just east of Fire District Fire Communication Center building ("FCC").

Fire District's use will include the paved portion of the Gated Lot for storage of Fire District-owned equipment, vehicles, and trailers. Fire District shall seek prior approval from District to park any equipment, vehicles, or trailers not owned by Fire District, for which approval will not be unreasonably withheld.

District reserves the right to share the use of Gated Lot for storage of equipment, vehicles, and trailers used by the Oxnard College Regional Fire Academy ("OCRFA").

- C. Use of Gated Lot by the Fire District is only being provided until such time as District has other needs for such property. District therefore reserves the right to withdraw permission for use of Gated Lot by Fire District upon 60 days' written notice.

2. **RENT.** Fire District and District agree that the continued support by Fire District of District's programs, including but not limited to the furnishing (consistent with the past practice of the parties) to District of equipment, tools, maintenance support, and access to the Fire District training area, is considered good and adequate consideration for Fire District's occupancy of the Premises. In addition, Fire District agrees to provide all required annual weed abatement services for the VCRTF parcel as long as District permits Fire District to use the Gated Lot. Such services are considered good and adequate consideration for Fire District's occupancy and use of the Gated Lot.

**ALL OTHER TERMS AND CONDITIONS** of the original Lease Agreement, except as amended hereby, shall remain in full force and effect.

VENTURA COUNTY  
FIRE PROTECTION DISTRICT  
("Fire District")

By: 

Mark Lorenzen, Fire Chief

Dated: 4/13/15

VENTURA COUNTY  
COMMUNITY COLLEGE DISTRICT  
("District")

By: 

Brian Fahnestock, Vice Chancellor  
Business & Administrative Services

Dated: 1-16-15

EXHIBIT C-GATED LOT

