

**AMENDMENT NUMBER TWO**  
**(Behavioral Health Department, 5740 Ralston Street, Suite 200, Ventura, CA)**

THIS IS THE SECOND AMENDMENT ("Amendment Number Two") to that certain Lease Agreement dated September 24, 2013, made by and between 5700/5720/5740 Ralston Street, LLC, a California limited liability company, as lessor, hereafter called "Lessor," and the County of Ventura, as lessee, hereafter called "County."

**WITNESSETH:**

**WHEREAS**, by Lease Agreement dated September 24, 2013, Lessor leased to County an interest in the real property commonly known and referred to as 5740 Ralston Street, Suite 200, Ventura, California, consisting of 6,875 rentable square feet of office space, and defined in said Lease Agreement as the "Premises," and

**WHEREAS**, Amendment Number One extended the term of said Lease Agreement until October 31, 2019, and

**WHEREAS**, it is now the desire of the parties hereto to amend said Lease Agreement to change the rent and term therein, from and after the effective date of this Amendment Number Two;

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the parties hereto agree as follows (effective November 1, 2019):

1. Articles 2, 3, and 10 of the Lease Agreement, including any such articles as previously amended, are deleted in their entirety and replaced with the following Articles 2, 3, and 10 (capitalized terms have the meaning set forth in the Lease Agreement unless otherwise defined):

2. RENT. County shall pay to Lessor, during the first twelve (12) months of the Extended Term of this Agreement, \$12,718.75 per month, payable in advance on the first day of each and every calendar month. Such rent shall be increased by three percent (3%) beginning on month thirteen (13) of the Extended Term of this Agreement, and by three percent (3%) in annual increases upon each such Extended Term commencement anniversary date thereafter.

3. TERM. The term of this Agreement shall be extended by thirty-six (36) months ("Extended Term"). Said Extended Term shall commence on November 1, 2019 and shall terminate at midnight on October 31, 2022.

10. MODIFICATIONS BY LESSOR. Lessor, at Lessor's expense, shall complete the following Building Maintenance and Repair items listed below in a proper workerlike manner and finish prior to January 31, 2020:

- Replace soiled carpet in back stairwell.
- Replace existing carpet on interior stairs between first and second floor.
- Replace existing carpet on second floor common area hallway.
- Fix electrical outlets that are inoperable in Group Room (identified as Room 252). (See attached Exhibit "C.")
- Lessor shall have its HVAC Contractor inspect the cul-de-sac offices and Conference Room (identified as Room 263) that currently are experiencing temperature control issues: Two (2) offices and the Conference Room, which remain too cold, and three (3) offices, which remain too hot. The purpose of this inspection shall be to ensure that the existing HVAC is in good working order and properly circulating air throughout these areas. (See attached Exhibit "C.")

2. Except as modified by this Amendment Number Two, all other terms and conditions of the parties' original Lease Agreement, as previously amended, shall remain unchanged and in effect for the remainder of the term of the Lease Agreement, as amended hereby.

The above terms and conditions are hereby agreed to and acknowledged by the parties' affixing signatures of their authorized representatives below.

**5700/5720/5740 Ralston Street, LLC,  
a California limited liability company**

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Randy J. Ghaemmaghami,  
Managing Member  
**"LESSOR"**

**County of Ventura**

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Joan Araujo, Director  
Central Services Department  
Public Works Agency  
**"COUNTY"**

5740 Ralston Street,  
Suite 200  
Ventura, CA. 93003

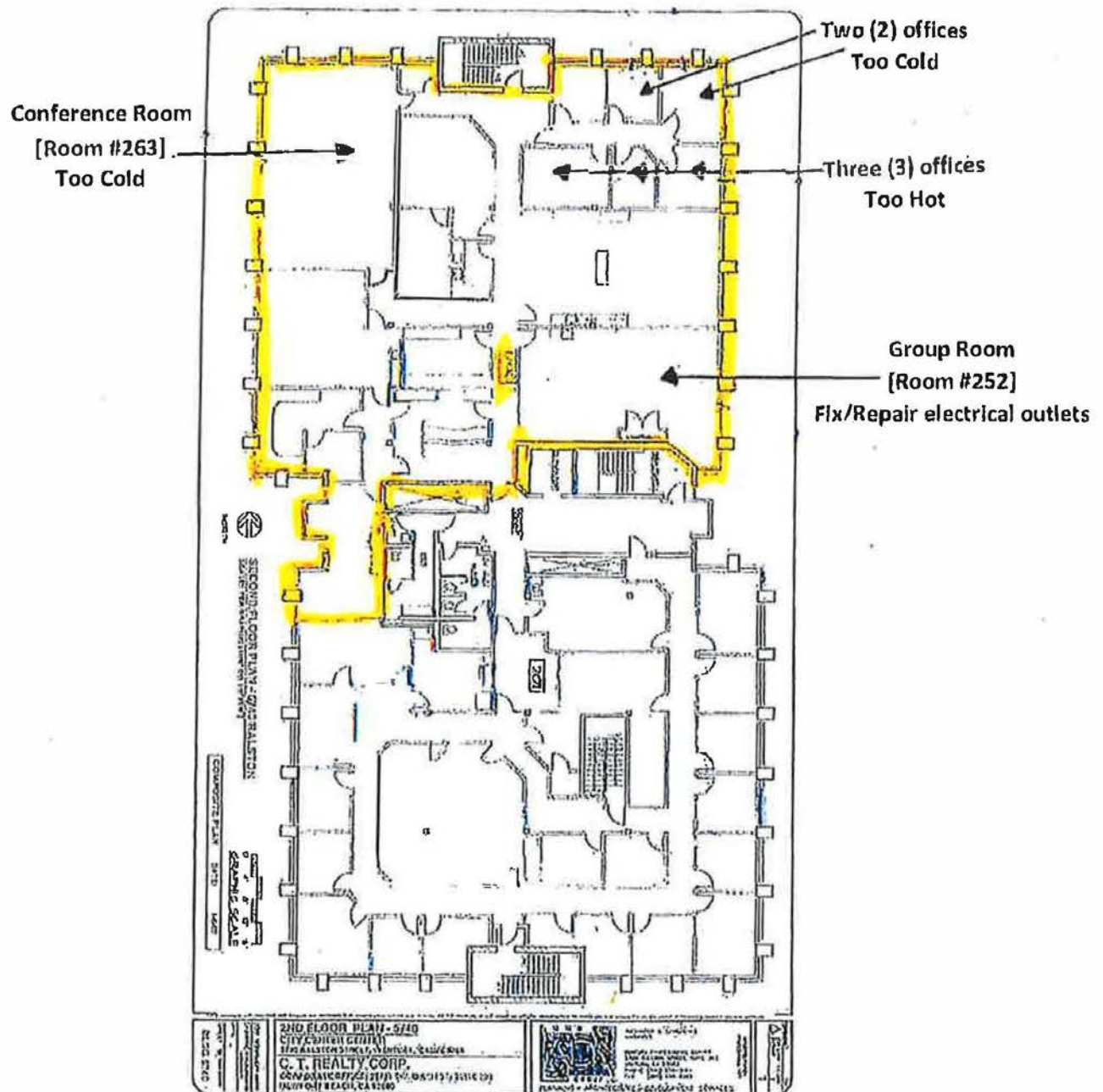


EXHIBIT "C"