

AGREEMENT EXTENDING THE STANDARD INDUSTRIAL/COMMERCIAL
SINGLE TENANT LEASE – GROSS

This Addendum Extending The Standard Industrial/Commercial Single Tenant Lease – Gross (“Addendum”) is made as of _____, 2023 (the “Effective Date”), by and between the Santa Clarita Valley Water Agency (“Lessor”) and Action Family Counseling – SCV, Inc. (“Lessee;” collectively, the “Parties”).

RECITALS

WHEREAS, the Parties entered into the Standard Industrial/Commercial Single Tenant Lease – Gross (“Lease”) for the leasing by Lessee from Lessor of the property commonly known as 22722 Soledad Canyon Road, Santa Clarita, California (“Premises”). A true copy of the Lease and its addendums is attached here to as Exhibit A.

WHEREAS, the original term of the Lease was set to expire on September 30, 2022.

WHEREAS, Lessee exercised its option to extend the original term of the Lease to September 30, 2023.

WHEREAS, the Parties desire to further extend the term of the Lease and amend certain provisions of the Lease as provided below.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein and for other good and valuable consideration, Lessor and Lessee agree as follows:

1. Term Extension. The Parties hereby agree to extend the term of the Lease from September 30, 2023 to September 30, 2028 (“Extended Term”). Lessee shall have the right to extend the Extended Term for one additional twelve month period in accordance with the terms contained in the Option(s) to Extend Standard Lease Addendum To The Lease.

2. Base Rent. The base rent to be paid by Lessee to Lessor shall be \$13,545.00 until the execution of this Addendum by the Parties or December 31, 2023, whichever occurs first. Payment of a new base rent in the amount of \$13,545.00 shall commence on the first day of the following month and shall increase thereafter in accordance with the terms of the Lease.

3. Fixed Rent Adjustments. The Base Rent shall be increased to the following amounts on the dates set forth below:

October 1, 2024	\$13,951.00
October 1, 2025	\$14,370.00
October 1, 2026	\$14,801.00
October 1, 2027	\$15,245.00

4. Maintenance. The Parties agree that under the terms of the Lease, Lessee is responsible, at its sole expense and cost, for all maintenance of the Premises, including all lighting, plumbing and quarterly HVAC maintenance. If Lessee fails to perform the required maintenance, Lessor shall have the right to perform it without notice to Lessee and at Lessee's cost and expense.

5. Confirmation Of Lease Terms. All other terms of the Lease and its Addendums shall remain current, valid and in force throughout the Extended Term.

Date: _____

Lessor: Santa Clarita Valley Water Agency

By: _____

Name: Matthew Stone

Title: General Manager

Date: _____

Lessee: Action Family Counseling – SCV, Inc.

By: _____

Name: _____

Title: _____