

FIRST AMENDMENT TO LEASE AGREEMENT NO. 28064

This First Amendment to Lease Agreement No. 28064 ("First Amendment") is entered into as of August 27, 2024, between Hyde III, LLC, a California limited liability company, DBJ Properties, LLC, a California limited liability company, Shelley Hyde Mann, and Ashleigh Doutis (FKA Ashleigh Mann), collectively referred to as "LESSOR", and the COUNTY OF TULARE, a political subdivision of the State of California, referred to as "COUNTY." LESSOR and COUNTY are each a "PARTY" and are together the "PARTIES" to this agreement, which is made with reference to the following:

- A. WHEREAS, COUNTY entered into Tulare County Agreement No. 28064 on May 16, 2017, with Lessor's predecessors-in-interest, for the lease of the real property located at 3348 W. Mineral King Avenue, City of Visalia, County of Tulare, State of California, consisting of 1,214 square feet of office space, along with the non-exclusive use of not less than four (4) unreserved parking stalls per 1,000 square feet of building leased (the "LEASE");
- B. WHEREAS, the LEASE is currently in a month-to-month holdover tenancy; and
- C. WHEREAS, the Parties now desire to extend the term of the LEASE for three (3) years upon the same terms and conditions.

ACCORDINGLY IT IS AGREED as follows:

- 1. Paragraph 2 of Tulare County Agreement No. 28064 is amended as of the date of execution of this First Amendment to add:

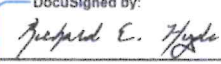
TERM/OPTION TO RENEW: The term of the Agreement is hereby extended commencing on June 1, 2024 (the "Extension Effective Date") and shall expire three (3) years thereafter on May 31, 2027 ("the Extension Expiration Date").
- 2. Except as amended herein, all other terms and conditions of the LEASE shall remain in full force and effect.
- 3. This First Amendment may be executed in one or more counterparts, each of which shall constitute an original, and all counterparts together shall constitute one and the same document. A signed copy of this First Amendment delivered by facsimile or email (in PDF format or other electronic form) shall be deemed to have the same legal effect as delivery of an original signed copy of this First Amendment.

THE PARTIES, having read and considered the above provisions, indicate their agreement by their authorized signatures below:

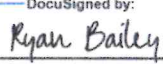
LESSOR

Hyde III, LLC

Date: 8/1/2024

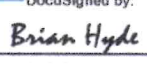
DocuSigned by:
By: 
Richard E. Hyde, III,
Managing Member

Date: 8/1/2024

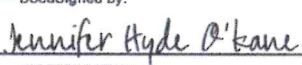
DocuSigned by:
By: 
Ryan Bailey,
Managing Member

DBJ Properties, LLC

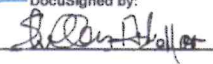
Date: 8/2/2024

DocuSigned by:
By: 
Brian Hyde, Manager


Date: 8/6/2024

DocuSigned by:
By: 
Jennifer Hyde O'Kane, Manager

Date: 8/1/2024

DocuSigned by:
By: 
Shelley Hyde Mann, Individually

Date: 8/1/2024

DocuSigned by:
By: 
Ashtleigh Doutis, Individually

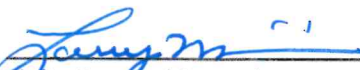
Note: Pursuant to California Corporations Code section 17703.01, County policy requires that contracts with a Limited Liability Company be signed by at least two managers, unless the contract is accompanied by a certified copy of the articles of organization stating that the LLC is managed by only one manager.

SIGNATURES CONTINUED ON NEXT PAGE

COUNTY

COUNTY OF TULARE

Date: 8/27/2024

By: 
LARRY MICARI Chair, Board of Supervisors

ATTEST: JASON T. BRITT
County Administrative Office / Clerk of
the Board of Supervisors

By: 



Approved as to form:
County Counsel

By: 
Deputy County Counsel
Matter ID: 20241010