

August 5, 2026

Sent via email to: richard.johnston@bayclubs.com

Mr. Richard Johnston → *Finan*
Chief Operating Officer
Bay Club Fairbanks Ranch Country Club
1 Lombard Street
San Francisco, CA 94111

Reference: First Amendment to Percentage Lease between City of San Diego ("City") and Bay Club Fairbanks Ranch ("Lessee") filed in the Office of the Clerk on May 17, 2016, as Document No. RR-310421-2 ("Lease") for property located at 15150 San Dieguito Road, San Diego, CA ("Premises")
Contract Account #R25495 / Lease ID: G301RU-001-A01

Dear Mr. Johnston:

The table below represents the City's **revised** new Percentage Rate Adjustments per section 3.A.(5) of the above-referenced Lease.

The City's new Percentage Rent Adjustments for the above referenced Lease are effective July 18, 2026.

Rent Category	NEW PERCENTAGE RATE	Current Percentage Rate
Golf & other related fees	14%	12%
Food & Beverage (includes alcohol)	7%	6%
Telecommunication	50%	50%
Subleases	50%	50%
Initiation Fees & Membership Fees	6%	4%
All other Authorized Activities	14%	10%

Please sign and date this letter in the space provided below. Return the completed letter by August 20, 2026. By signing, you acknowledge and agree to the updated Percentage Rate Adjustments effective July 18, 2026, as detailed above.

If you have any questions, please contact me at hfurst@sandiego.gov or at (619) 236-6727.

Sincerely,

Heide Farst

Heide E. Farst, CSM
Supervising Property Agent

cc: Karen Johnson, Asset Manager
Nick Baldwin, Program Manager

ACKNOWLEDGED:

BAY CLUB FAIRBANKS RANCH,
a Delaware limited liability company

By: *Richard Johnston*
Richard Johnston
Chief Operating Officer
Forward

Date: *8/6/26*