

FIRST AMENDMENT
TO
OFFICE LEASE AGREEMENT
 [Redevelopment Agency of the City of San Diego]

Amendment made this 18th day of August 2006 between **San Diego Revitalization Corporation** a California non-profit public benefit corporation (the "Landlord") and **Redevelopment Agency of the City of San Diego**, a public agency, corporate and politic (the "Tenant").

Recitals

A) Urban Village Commercial LLC, a California limited liability company, as landlord, and Redevelopment Agency of the City of San Diego, as tenant, are parties to a written lease agreement dated May 27th, 2003 with respect to certain premises in a building located at 4305 University Avenue, San Diego California (the "Lease").

B) San Diego Revitalization Corporation is successor in interest to Urban Village Commercial LLC a California limited liability company, with respect to the Lease.

C) Tenant wishes to relocate from the current Premises as defined in the Section 1.1 of the Lease (which is Suite 120) to Suite 535.

D) Landlord and Tenant wish to amend the Lease pursuant to the terms and conditions contained herein.

NOW, THEREFORE, the parties hereto amend the Lease as follows.

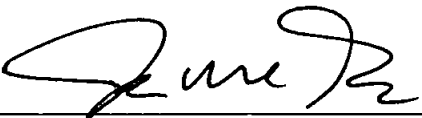
1. All references to Articles and Sections in this Amendment shall mean Articles and Sections of the Lease unless otherwise specified.
2. All words and phrases in this Amendment shall have the same meaning as in the Lease unless otherwise specified.
3. The reference to "Suite 120" herein shall mean the Premises which is currently occupied by the Tenant and the reference to "Suite 535" shall mean the new premises which Tenant wishes to occupy in place of Suite 120. Suite 535 contains one thousand forty-eight (1,048) Rentable Square Feet and eight hundred fifty-four (854) Usable Square Feet.
4. On October 1, 2006 (the "Effective Date") Tenant shall vacate Suite 120 and move into Suite 535.
5. Beginning on the Effective Date the "Premises" shall mean Suite 535.
6. Beginning on the Effective Date the monthly Base Rent shall be two thousand fifty-four dollars and 8/100 (\$2,054.08) (\$1.96 per square feet x 1,048 Rentable Square Feet). Pursuant to Section 3.2 the monthly Base Rent shall be increased on the first day of each subsequent Lease Year in the amount of three percent (3%) of the monthly Base Rent for the previous Lease Year.

DOCUMENT NO. D-0407512-040751
 OCT 17 2006
 FILED _____
 OFFICE OF THE REDEVELOPMENT AGENCY
 SAN DIEGO, CALIF.

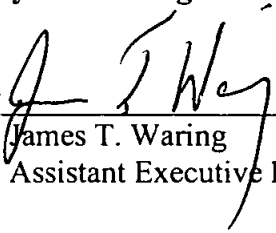
7. Beginning on the Effective Date, Tenant's Share pursuant to Section 4.2.5 is reduced from one and twenty-three hundredths percent (1.23%) to eighty-eight hundredths percent (.88%)
8. Beginning on the Effective Date, Tenant's Estimated Expense of Direct Expenses as provided in Section 4.3.3(b) shall be decreased to seven hundred sixty-five and 04/100 dollars (\$765.04), per month.
9. Beginning on the Effective Date, Tenant shall be billed and pay monthly for all electricity provided to the Premises on a shared metered basis based upon a portion of the total electricity registered by such meter equal to a fraction the numerator of which is Tenant's Rentable Square Feet and the denominator of which is the Rentable Square Feet of all tenants connected to such meter, as determined from time to time.
10. Landlord shall reimburse tenant for the reasonable cost of moving expenses and relocation of its telephone and computer lines from Suite 120 to Suite 535, not to exceed one thousand five hundred dollars (\$1,500) in the aggregate.
11. Subject to the amendments herein the Lease remains in full force and effect.

Executed as of the date first written above.

San Diego Revitalization Corporation

by 
Jack McGrory – Executive Vice President

**Redevelopment Agency of the
City of San Diego**

by 
James T. Waring
Assistant Executive Director

Approved as to Form and Legality:
Michael J. Aguirre, General Counsel

By: 
Eunice C. Chan
Deputy General Counsel

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04075

DATE OF FINAL PASSAGE OCT 11 2006

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN SAN DIEGO REVITALIZATION CORPORATION AND THE REDEVELOPMENT AGENCY.

WHEREAS, on September 2, 2003, the Redevelopment Agency of the City of San Diego ("Agency") authorized the lease agreement between the Agency, as tenant, and Urban Village Commercial, predecessor in interest to San Diego Revitalization Corporation ("SDRC"), as landlord; and

WHEREAS, the lease, which commenced on April 1, 2004, has a term of ten years with two five-year extension options; and

WHEREAS, the purpose of the lease was to provide office space for the Agency and the Mid-City Community Service Center within the City Heights Redevelopment Project Area ("Project Area"); and

WHEREAS, the leased premises are situated at 4305 University Avenue and consist of approximately 1,441 square feet of space at ground level; and

WHEREAS, the Mid-City Community Service Center was closed on June 30, 2005, and the office space was vacated with no plans to reopen; and

WHEREAS, the Agency and SDRC are in agreement to amend the lease by relocating the remaining staff to a smaller space, approximately 1,048 square feet, on the fifth floor; and

WHEREAS, the relocation would save the Agency approximately \$9,404 in rent and operating expenses for Fiscal Year 2007, and approximately \$105,917 through the term of the lease; NOW, THEREFORE,

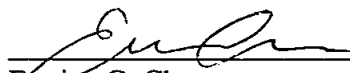
BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the Executive Director of the Agency, or designee, is authorized to execute, for and on behalf of the Agency, the amendment to the lease agreement between the Redevelopment Agency and San Diego Revitalization Corporation to relocate staff to a smaller office space at 4305 University Avenue. D- 04075

2. That this activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By


Eunice C. Chan
Deputy General Counsel

ECC:nda
08/24/06
Or.Dept:Redev.Agency
RA-2007-19
MMS#3561

WHEREAS, the relocation would save the Agency approximately \$9,404 in rent and operating expenses for Fiscal Year 2007, and approximately \$105,917 through the term of the lease; NOW, THEREFORE.

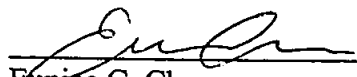
BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the Executive Director of the Agency, or designee, is authorized to execute, for and on behalf of the Agency, the amendment to the lease agreement between the Redevelopment Agency and San Diego Revitalization Corporation to relocate staff to a smaller office space at 4305 University Avenue. D- 04075

2. That this activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By


Eunice C. Chan
Deputy General Counsel

ECC:nda
08/24/06
Or.Dept:Redev.Agency
RA-2007-19
MMS#3561

Passed by the Redevelopment Agency of The City of San Diego on SEP 26 2006, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	☒	☐	☐	☐
Kevin Faulconer	☒	☐	☐	☐
Toni Atkins	☒	☐	☐	☐
Anthony Young	☒	☐	☐	☐
Brian Maienschein	☐	☐	☒	☐
Donna Frye	☒	☐	☐	☐
Jim Madaffer	☒	☐	☐	☐
Ben Hueso	☒	☐	☐	☐

Date of final passage OCT 11 2006

AUTHENTICATED BY:

JERRY SANDERS

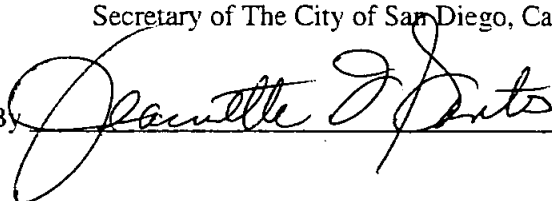
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND

Secretary of The City of San Diego, California.

By

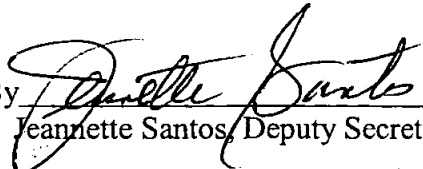
, Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R-04075

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of SEP 26 2006.

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 10-11-06
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director