

FIRST AMENDMENT TO CITY OF SAN DIEGO LEASE AGREEMENT

THIS FIRST AMENDMENT TO CITY OF SAN DIEGO LEASE AGREEMENT ("Amendment") is made by and between THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), and COALITION OF NEIGHBORHOOD COUNCILS, a California nonprofit corporation ("LESSEE"), to be effective as of **July 12, 2006** (the "Effective Date"), as follows:

RECITALS

- A. CITY, as lessor, and LESSEE, as lessee, are parties to that certain CITY OF SAN DIEGO LEASE AGREEMENT (the "Lease") dated May 24, 2006, relating to CITY-owned real property located at 415 Euclid Avenue, San Diego, California.
- B. CITY would like to reclaim a portion of the "Premises," as defined by the Lease, for use as office space for CITY'S Council District Four District Office.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Premises. Section 1.1, Premises, of the Lease shall be deleted in its entirety and replaced with the following:

1.1 Premises. CITY leases to LESSEE and LESSEE leases from CITY that certain real property located at 415 North Euclid Avenue, San Diego, California, including a building of approximately 7,108 square feet known as the "Tubman-Chavez Multicultural Center (the "Center"), and the adjacent parking lot, but excluding OFFICE NO. 7, comprising approximately 150 square feet of office space within the Center. The entire property, including OFFICE NO. 7, is more particularly described in Section 9.1, Legal Description, of this Lease. Such real property shall be referred to in this Lease as the "Premises."

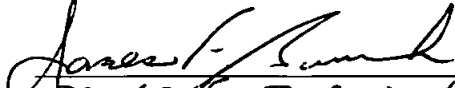
- 2. Vacation. If CITY'S Council District Four vacates said OFFICE NO. 7, the Lease shall automatically be amended by deleting Section 1.1, Premises, of the Lease in its entirety and replacing it with the following:

1.1 Premises. CITY leases to LESSEE and LESSEE leases from CITY that certain real property located at 415 North Euclid Avenue, San Diego, California, including a building of approximately 7,108 square feet known as the "Tubman-Chavez Multicultural Center, and the adjacent parking lot. The entire property is more particularly described in Section 9.1, Legal Description, of this Lease. Such real property shall be referred to in this Lease as the "Premises."

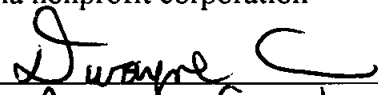
3. No Other Changes. All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed to be effective as of the Effective Date.

THE CITY OF SAN DIEGO, a California municipal corporation

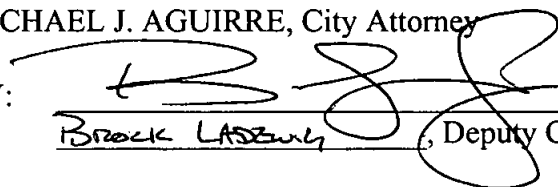
BY: 
Name: JAMES F. BARWICK
Title: DIRECTOR READ

COALITION OF NEIGHBORHOOD COUNCILS, a California nonprofit corporation

BY: 
Name: Dwayne Crenshaw
Title: Executive Director

APPROVED AS TO FORM AND LEGALITY:

MICHAEL J. AGUIRRE, City Attorney

BY: 
BROCK LASBURY, Deputy City Attorney