

LEASE AGREEMENT

282 East Alisal Street, Salinas, California

Amendment No. 1

This Amendment No. 1 ("Amendment") is made and entered into this ____ day of August, 2025, by and between the City of Salinas, a California charter city and municipal corporation, hereinafter called the "City," and Dongjun Cho, an individual, hereinafter called the "Tenant." The City and the Tenant may sometimes be collectively referred to herein as the "Parties."

RECITALS

WHEREAS, on August 10, 2021, the Parties first entered into a Lease Agreement for the real property and improvements (the "Leased Premises") located thereon at 282 East Alisal Street, in the city of Salinas, County of Monterey (the "Lease Agreement," a copy of which is attached hereto as Exhibit A); and

WHEREAS, the Term of the Lease Agreement ends on September 30, 2025, and the Tenant desires to continue to use and occupy the Leased Premises beyond the expiration date of the Lease Agreement; and

WHEREAS, the City desires to allow the Tenant to continue his use and occupancy of the Leased Premises for an additional period of time beyond the expiration date of the Lease Agreement, on the same terms and conditions as set forth therein; and

WHEREAS, the Lease Agreement may be amended from time-to-time, as set forth in Section 20 thereof, provided such amendments are memorialized in writing and executed by both of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in the Lease Agreement and in this Amendment, the Parties agree to amend the Lease Agreement, as follows:

AGREEMENT

1. The Term of the Lease Agreement, as set forth in Section 2 thereof, is hereby extended to and shall end on September 30, 2029.
2. For the period October 1, 2025 through June 30, 2026, Rent to be paid by the Tenant to the City pursuant to Section 3 of the Lease Agreement shall be due and payable at the rate of four thousand seven hundred eighty-one dollars and eighty-eight cents (\$4,781.88) per month for the use and occupancy of the Leased Premises. As set forth in Section 3 of the Lease Agreement, beginning on July 1, 2026 and on July 1 of each year of the Term thereafter the Rent shall increase by three percent (3%).
3. All other terms and conditions of the Lease Agreement not amended herein shall remain in full force and effect and shall be incorporated herein by this reference.

IN WITNESS WHEREOF, the undersigned, as authorized representatives of the City and of the Tenant, have entered into this Amendment as of the date first written above.

CITY OF SALINAS

DONGJUN CHO

Dennis Donohue, Mayor

Dongjun Cho

APPROVED AS TO FORM:

Christopher A. Callihan, City Attorney

Exhibit A: Lease Agreement