

Exhibit B

FIRST AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF SOUTH SAN FRANCISCO AND STACEY S. DOBOS TRUST FOR USE OF 366 GRAND AVENUE IN SOUTH SAN FRANCISCO

THIS FIRST AMENDMENT TO THE LEASE AGREEMENT is made at South San Francisco, California, as of July 24, 2024 by and between THE CITY OF SOUTH SAN FRANCISCO ("City"), a municipal corporation, and the Stacey S. Dobos Trust ("Property Owner"), (sometimes referred together as the "Parties") who agree as follows:

RECITALS

A. On July 12, 2021, City and Property Owner entered that certain Lease Agreement ("Agreement") whereby Property Owner agreed to lease the commercial property at 366 Grand Avenue to the City of South San Francisco for purposes of opening the Economic Advancement Center. A true and correct copy of the Agreement is attached as Exhibit A.

B. City and Property Owner now desire to amend the Agreement.

NOW, THEREFORE, for and in consideration of the promises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Property Owner hereby agree as follows:

1. All terms which are defined in the Agreement shall have the same meaning when used in this Amendment, unless specifically provided herein to the contrary.
2. Section 1.3: Term. The term of the First Amendment shall now commence on November 1, 2024 and expire on April 30, 2025.
3. Section 1.6(a): Base Rent. The base rent shall now be \$16,567 per month.
4. Section 12.2: Terms and Conditions Applicable to Assignment and Subletting. The City shall now be permitted to sublease the Premises, with Property Owner approval. Property Owner's consent to any assignment or subletting shall not be unreasonably withheld. City intends to sublease the space to City-related nonprofits and other related entities.

All other terms, conditions and provisions in the Agreement remain in full force and effect. If there is a conflict between the terms of this Amendment and the Agreement, the terms of the Agreement will control unless specifically modified by this Amendment.

[SIGNATURES ON THE FOLLOWING PAGE]

Dated: 7/19/2024 | 5:11:35 PM PDT

CITY OF SOUTH SAN FRANCISCO

PROPERTY OWNER

DocuSigned by:
By: Sharon Kay Rana
8A40B2F441FD4BA...
City Manager

DocuSigned by:
By: Stacey Dobos
DEFC12A4682941C...

ATTEST:

DocuSigned by:
By: Rosa Gomez Acosta
5908B15FF63F418...
City Clerk

August 15, 2024 | 4:41:40 PM PDT



Approved as to Form:

Signed by:
By: Kimia Mahallati
426B152B7A175...
City Attorney

August 15, 2024 | 4:20:11 PM PDT