

**THIRD 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 THIRD AMENDMENT TO THE LEASE AGREEMENT is made at South San Francisco, California, as of August 27, 2025 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 (“Lease”) 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 hereto and incorporated herein as Exhibit A.

B. On July 24, 2024, City and Property Owner entered that certain First Amendment to Lease Agreement (“First Amendment”) which in part, modified the term of the lease to November 1, 2024 to April 30, 2025. A true and correct copy of the First Amendment is attached hereto and incorporated herein as Exhibit B.

C. On January 8, 2025, City and Property Owner entered that certain Second Amendment to Lease Agreement (“Second Amendment”) which in part, modified the term of the lease to May 1, 2025, to August 31, 2025. A true and correct copy of the Second Amendment is attached hereto and incorporated herein as Exhibit B.

D. City and Property Owner now desire to amend the Lease.

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 Second Amendment shall have the same meaning when used in the Third Amendment, unless specifically provided herein to the contrary.
2. Section 1.3: Term. The term of the Agreement shall be extended to expire on August 31, 2027.
3. Section 51 of Addendum to Lease: PAYMENT SCHEDULE. The Base Rent shall be abated for one month, from September 1, 2025 to September 30, 2025.
4. Section 54 of Addendum to Lease: TENANT IMPROVEMENTS. Under the extended Term under this Third Amendment, Lessor is providing an additional Tenant Improvement Allowance of up to ten thousand dollars (\$10,000.00) to be

applied towards the soft and hard costs of alterations to the Premises completed by Lessee during the Term of the Agreement, which shall be equal to the soft and hard costs of alterations to the Premises completed by Lessee and provided to Lessee as against a portion of one (1) month's Base Rent, to be applied in the same manner as set forth in the Agreement.

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

[SIGNATURES ON THE FOLLOWING PAGE]

Dated: _____

CITY OF SOUTH SAN FRANCISCO

PROPERTY OWNER

By: _____

City Manager

By: _____

ATTEST:

By: _____

City Clerk

Approved as to Form:

By: _____

City Attorney