

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 (“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. 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 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 Lease shall be extended to expire on April 30, 2025.
3. Section 1.6(a): Base Rent. The base rent shall be amended to be \$16,567 per month.
4. Section 12.2: Terms and Conditions Applicable to Assignment and Subletting. Notwithstanding any provisions of Section 12.2 to the contrary, the City as the Lessee shall be permitted to sublet or assign the Premises with written consent from Property Owner, which consent to any such assignment or subletting shall not be unreasonably withheld. The Parties further acknowledge and agree that the City intends to sublease a portion or the entirety of the Premises to City-related nonprofit organizations and other related entities.

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 Amendment.

[SIGNATURES ON THE FOLLOWING PAGE]

EXHIBIT B

Dated: _____

CITY OF SOUTH SAN FRANCISCO

PROPERTY OWNER

By: _____

City Manager

By: _____

ATTEST:

By: _____

City Clerk

Approved as to Form:

By: _____

City Attorney