

**FIRST AMENDMENT TO
LEASE AGREEMENT**

This First Amendment to the Humane Society Lease Agreement is made and entered into by and between the Mendocino Coast Humane Society (“Tenant”) and the CITY OF FORT BRAGG (the “City” or “Landlord”), a municipal corporation of the State of California, collectively referred to as the “Parties.”

RECITALS

- A. The Parties executed a Lease Agreement effective September 22, 2010 (“Agreement”) whereby the City leases to Tenant certain real property located at 19691 Summers Ln, Fort Bragg, CA 95437 and more particularly described in Attachment 1 to the Agreement; and
- B. The City owns adjacent property at 19701 Summers Lane that was previously used by Mendocino County as an animal shelter; and
- C. The Parties desire to expand the leased area under the Agreement to include this additional adjacent property.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual terms and conditions set forth in this Amendment, the Parties agree as follows:

- 1. The definition of “Property” as set forth in Section 1.15 of the Agreement is expanded to include the real property described in Exhibit A to this Amendment.

Except as expressly amended herein, the Agreement, is hereby reaffirmed.

IN WITNESS WHEREOF, the duly authorized representatives of the parties have executed this First Amendment to Agreement on the 8th day of January 2024.

CITY OF FORT BRAGG

MENDOCINO COAST HUMANE SOCIETY

By: _____
Isaac Whippy, City Manager

By: _____
Judy Martin, Executive Director
Mendocino Coast Humane Society

ATTEST:

Diana Sanchez, City Clerk

That certain real property situated in the County of Mendocino, State of California and being a portion of the Northwest one-quarter of the Northwest one-quarter of Section 16, Township 18 North, Range 17 West, Mount Diablo Meridian, more particularly described as follows:

The bearings used in this description are in terms of the California State Grid, Zone 2.

PARCEL ONE

COMMENCING at the Southwest corner of the Northwest one-quarter of the Northwest one-quarter of Section 16, Township 18 North, Range 17 West, Mount Diablo Meridian, as said corner is shown and delineated upon that certain Map filed for record in Map Case 2, Drawer 17, Page 19, Mendocino County Records; thence from said point of commencement South $88^{\circ} 28' 15''$ East, along the Southerly boundary line of said Northwest one-quarter of the Northwest one-quarter of Section 16, a distance of 508.80 feet; thence leaving said legal subdivision line North $1^{\circ} 31' 45''$ East, 208.71 feet to the TRUE POINT OF BEGINNING; thence from said true point of beginning and along the exterior boundary lines of the parcel of land to be described as follows: Continuing North $1^{\circ} 31' 45''$ East, 208.71 feet; thence South $88^{\circ} 28' 15''$ East, 208.71 feet; thence South $1^{\circ} 31' 45''$ West, 208.71 feet; thence North $88^{\circ} 28' 15''$ West, 208.71 feet to the true point of beginning. CONTAINING an area of 1.000 acre, more or less.

Together with the right to operate, maintain and use an existing well site described as: BEGINNING at a point on the Southerly boundary line of the hereinabove described Parcel 1 that bears North $88^{\circ} 28' 15''$ West, 7.00 feet from the Southeast corner of said parcel; thence from said point of beginning and continuing North $88^{\circ} 28' 15''$ West, along the Southerly boundary line of said parcel, 40.00 feet; thence leaving said boundary line South $1^{\circ} 31' 45''$ West, 60.00 feet; thence South $88^{\circ} 28' 15''$ East, 40.00 feet; thence North $1^{\circ} 31' 45''$ East, 60.00 feet to the true point of beginning.