

FIRST AMENDMENT TO LEASE

This First Amendment to Lease (the "Amendment") is made this ____ day of _____, 20__, by and between Palos Verdes Peninsula Unified School District ("Landlord") and Los Angeles SMSA Limited Partnership, dba Verizon Wireless ("Tenant"), with reference to the facts set forth in the Recitals below:

RECITALS

A. Landlord is the owner of certain real property known as Assessor's Parcel Number 7557-008-902, located in Los Angeles County, California (the "Property"), which Property is further described in the Lease (defined below).

B. Landlord and Tenant originally entered into that certain Lease dated November 1, 2000 (the "Lease"). Pursuant to the Lease, Tenant leases a portion (the "Premises") of the Property for the operation of a communications facility. The current term of the Lease expires on October 31, 2020.

C. Landlord and Tenant have agreed to amend the Lease to extend the term of the Lease, as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Extension Term.** The parties hereby ratify and reaffirm the terms of the Lease (as amended hereunder) and their obligations thereunder. Commencing on November 1, 2020, Landlord and Tenant hereby agree that the term of the Lease shall be extended for a term of five (5) years.

2. **Rent.** Commencing on November 1, 2020 (the "Rent Increase Date"), the rent payable by Tenant to Landlord shall be Forty-Two Thousand and No/100 Dollars (\$42,000.00) per year, payable in equal monthly installments on the terms and conditions set forth in the Lease. The rent payable by Tenant to Landlord shall continue to increase in accordance with Paragraph 3 below.

3. **Annual Rental Escalation.** Section 16 of the Lease is hereby deleted in its entirety and amended to read as follows: "Commencing on November 1, 2021 and on each November 1 thereafter throughout the term of the Lease, as hereby extended, the annual rent payable by Tenant to Landlord shall increase by an amount equal to three percent (3%) of the annual rent in effect during the immediately preceding 12-month period."

4. **Continued Effect.** Except as specifically modified by this Amendment, all of the terms and conditions of the Lease shall remain in full force and effect. In the event of a conflict between any term or provision of the Lease and this Amendment, the terms and provisions of this Amendment shall control. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have the same respective defined meaning stated

in the Lease. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment to be executed by each party's duly authorized representative effective as of the date first above written.

Landlord:

Palos Verdes Peninsula Unified School District

By: _____

Name: _____

Title: _____

Date: _____

Tenant:

Los Angeles SMSA Limited Partnership,
dba Verizon Wireless

By: AirTouch Cellular Inc.

Its: General Partner

By: _____

Name: _____

Title: _____

Date: _____