

**FIRST AMENDMENT
LEASE AGREEMENT
BY AND BETWEEN
COUNTY OF HUMBOLDT
AND
PWM, INC.**

FOR FISCAL YEARS 2012-2013 THROUGH 2023-2024

This First Amendment to the Lease Agreement dated March 26, 2013, by and between the County of Humboldt, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and PWM, Inc. a California corporation, hereinafter referred to as "LESSOR," is entered into this 21st day of March, 2023.

WHEREAS, COUNTY, by and through its Department of Health and Human Services ("DHHS"), desired to lease office space located at 605 K Street, Eureka, California for the purpose of conducting certain DHHS Programs; and

WHEREAS, on March 26, 2013, COUNTY and LESSOR entered into a Lease Agreement regarding the use of the real property located at 605 K Street, Eureka, California; and

WHEREAS, on December 12, 2017, COUNTY and LESSOR agreed to extend the term of the Lease Agreement through March 31, 2023; and

WHEREAS, COUNTY and LESSOR now desire to amend certain provisions of the Lease Agreement in order to further extend the term thereof.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. Section 4 – Term of Lease of the Lease Agreement is hereby amended to read as follows:

4. **TERM OF LEASE**

This Lease shall begin on April 15, 2013 and shall remain in full force and effect until March 31, 2024, unless extended by a valid amendment hereto or sooner terminated as set forth herein. Any holding over beyond the term of this Lease with LESSOR's consent shall be a month-to-month tenancy which is subject to all of the terms and conditions set forth herein.

2. Except as modified herein, the Lease Agreement dated March 26, 2013 shall remain in full force and effect. In the event of a conflict between the provisions of this First Amendment and the original Lease Agreement, the provisions of this First Amendment shall govern.

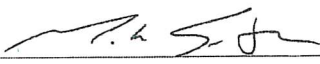
[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have entered into this First Amendment as of the first date written above.

TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS:

- (1) CHAIRPERSON OF THE BOARD, PRESIDENT, OR VICE PRESIDENT; AND
- (2) SECRETARY, CHIEF FINANCIAL OFFICER OR TREASURER.

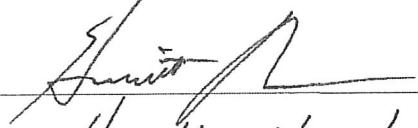
PWM, INC.:

By: 

Date: 2/15/23

Name: Mike Smith

Title: CFO

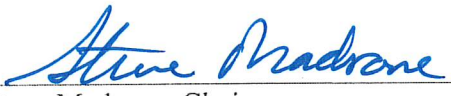
By: 

Date: 2/16/2023

Name: Hewitt Neagle

Title: CTO

COUNTY OF HUMBOLDT:

By: 

Date: 3/21/23

Steve Madrone, Chair
Humboldt County Board of Supervisors

INSURANCE AND INDEMNIFICATION REQUIREMENTS APPROVED:

By: Phillips, Amanda
Risk Management

Digitally signed by Phillips, Amanda
Date: 2023.03.16 10:12:36 -0700

Date: 03/16/2023