

**LEASE AGREEMENT  
CITY OF COALINGA  
COMMERCIAL BUILDING**

**FIRST AMENDMENT TO LEASE TO AMEND TERM AND RENT/LEASE PAYMENT**

This First Amendment to Amend Term and Rent/Lease Payment is entered into between the **City of Coalinga**, a public corporation of the State of California, hereinafter referred to as the "City" or "Lessor" and Thrive Ministries, California a non-profit organization, hereinafter referred to as "Lessee" on September 5, 2019.

**RECITALS**

WHEREAS, Lessor is the owner of a Commercial Building in the City of Coalinga; and

WHEREAS, it is the mutual intent and desire of Lessor and Lessee to enter into a Lease Amendment of a City-owned commercial building in accordance with the terms and conditions hereinafter set forth; and

NOW, THEREFORE, in consideration of the mutual covenants, terms, provisions and conditions hereinafter set forth, the parties hereto agree as follows:

1. **TERM**

The term of this Lease shall be for a six month period commencing from **September 1, 2019** and terminating on **March 31, 2020** ("expiration date"), subject to any other provisions for termination provided for herein. The term shall automatically revert to the original lease term or maybe renewed for an additional year, up to five (5) years total (the initial term and four (4) extensions), unless a notice of cancellation is provided at least thirty (30) days prior to termination.

Should tenant holdover, the lease shall continue on a month-to-month basis and either party may terminate the lease with written notice to the other party provided at least thirty (30) days prior to termination.

2. **RENT / LEASE PAYMENTS**

A minimum monthly rent of **One Thousand and 00/100 Dollars (\$1,000)**, which is equivalent to twenty-five cents (\$0.25) per gross square foot of leased space shall be paid by Lessee to Lessor commencing **September 1, 2019**.

Lease monthly payment due on April 1, 2020 will be **One Thousand Seven Hundred Eighty Eight and 75/100 Dollars (\$1,788.75) which is equivalent to forty-five cents (\$0.45)** per gross square foot of leased space due the first of each month per original lease agreement.

Lease payments are due and payable in advance on the first (1st) day of each calendar month at the office of Lessor, 155 W. Durian Avenue, Coalinga, California 93210. Payments received after the fifteenth (15th) of each month shall be subject to a delinquency fee of Twenty Five and No/100 Dollar (\$25.00) per month.

Notice to Lessor:           City of Coalinga  
                                    City Manager  
                                    155 W. Durian Avenue  
                                    Coalinga, CA 93210

Notice to Lessee           Thrive Ministries  
                                    c/o Octabiano Sigala  
                                    148 West Elm  
                                    Coalinga, CA 93210

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first hereinabove written.

**LESSEE:**

**THRIVE MINISTRIES,  
A non-profit organization**

By: \_\_\_\_\_  
      Octabiano Sigala

**LESSOR:**

**THE CITY OF COALINGA**

By: \_\_\_\_\_  
      Marissa Trejo, City Manager

Attest: \_\_\_\_\_  
          Shannon Jensen, City Clerk