

**FIRST AMENDMENT OF THE COMMERCIAL LEASE AGREEMENT
BY AND BETWEEN CITY OF PLACERVILLE
AND ARTS AND CULTURE EL DORADO**

THIS FIRST AMENDMENT ("Amendment") to the Commercial Lease Agreement ("Lease") is made and entered into this ___ day of August, 2025, by and between the CITY OF PLACERVILLE, a municipal corporation of the State of California (hereinafter referred to as "City" or "Landlord"), and ARTS AND CULTURE EL DORADO, a 501(c)(3) Non-Profit Organization (hereinafter referred to as "Arts and Culture" or "Tenant" and together with Landlord collectively referred to herein collectively as the "Parties" and individually as a "Party").

RECITALS:

WHEREAS, City and Arts and Culture entered into the Lease on or around March 1, 2023, whereby the Parties entered into a lease for 525 Main Street, wherein the City is the Landlord and Arts and Culture is the Tenant; and

WHEREAS, the term of the lease in the original Agreement ended on December 31, 2024 as though the lease never terminated; and

WHEREAS, Article 20.11 of the Agreement allows the Parties to amend the original agreement in writing, duly executed by both Landlord and Tenant; and

WHEREAS, the Parties desire to extend the term of the Agreement.

NOW, THEREFORE, in consideration of their mutual covenants, the parties hereto agree as follows:

AGREEMENT

1. **INCORPORATION OF RECITALS**. The recitals set forth above are hereby incorporated into this Amendment as if set forth herein in full.

2. **AMENDMENT**. Article 2 is amended and the following language is added:

"2.6 Term Extension. The Term of this Lease Agreement is extended to December 31, 2028. Further extension of the Term shall be made in accordance with Article 20.11 of this Lease."

3. **OTHER TERMS**. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and ARTS AND CULTURE EL DORADO have executed this Amendment to the COMMERCIAL LEASE AGREEMENT the day and year first above written,

CITY OF PLACERVILLE, a municipal corporation of the State of California:

Cleve Morris, City Manager
Date: _____

ATTEST:

Regina O'Connell, City Clerk
Date: _____

APPROVED AS TO FORM:

Mona Ebrahimi, City Attorney
Date: _____

ARTS AND CULTURE EL DORADO:

Terry LeMoncheck, Executive Director
Date: _____