

FIRST AMENDMENT TO LEASE
SHERIFF'S FAIROAKS SUBSTATION
LEASE NO. 1213

This First Amendment To Lease ("Amendment"), dated, for reference purposes only, this _____ day of _____, 2002, between the COUNTY OF SAN MATEO, a political subdivision of the State of California ("Tenant"), and FURNERI FAMILY PARTNERSHIP ("Landlord"), who mutually agree as follows:

WHEREAS, Landlord is the owner of that certain real property identified as San Mateo County Assessor's Parcel 060-059-390, together with the improvements thereon, and commonly known as 3123 Middlefield Road, Redwood City, California; and,

WHEREAS, Landlord entered into a lease with Tenant dated for reference as of February 27, 1997 for approximately 954 rentable square feet of building area (the "Lease"); and,

WHEREAS, Landlord and Tenant desire to amend the Lease;

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, LANDLORD AND TENANT HEREBY AGREE TO AMEND THE LEASE AS FOLLOWS:

1. Section 3 [PREMISES] is hereby amended to increase the rentable square footage to 1,866 square feet as shown on Exhibit "A" attached hereto and increase the parking spaces occupied to six (6), two (2) of which shall be located adjacent to the rear of the office and four (4) in the parking lot.
2. Section 8 [MONTHLY RENTAL] is hereby amended to increase the monthly rent to \$2,966.94 commencing on April 1, 2002
3. This amendment shall be effective on delivery of a fully executed copy hereof to the parties, and Section 6 [TERM] of the Lease is hereby amended to extend the term for an additional five (5) years expiring on May 31, 2007.
4. Section 37 shall be incorporated into the Lease as follows:

37. [PAYMENT TO LANDLORD]. Together with the May 2002 monthly rent payment, Tenant shall pay Landlord a one-time payment of \$800 for payment of ADA compliant ramp.

Except as set forth in this First Amendment To Lease, all other provisions of the Lease shall remain unchanged and in full force and effect.

This First Amendment shall not be valid unless executed by the President of the Board of Supervisors of the County of San Mateo pursuant to a resolution adopted in accordance with the California Government Code.

LANDLORD

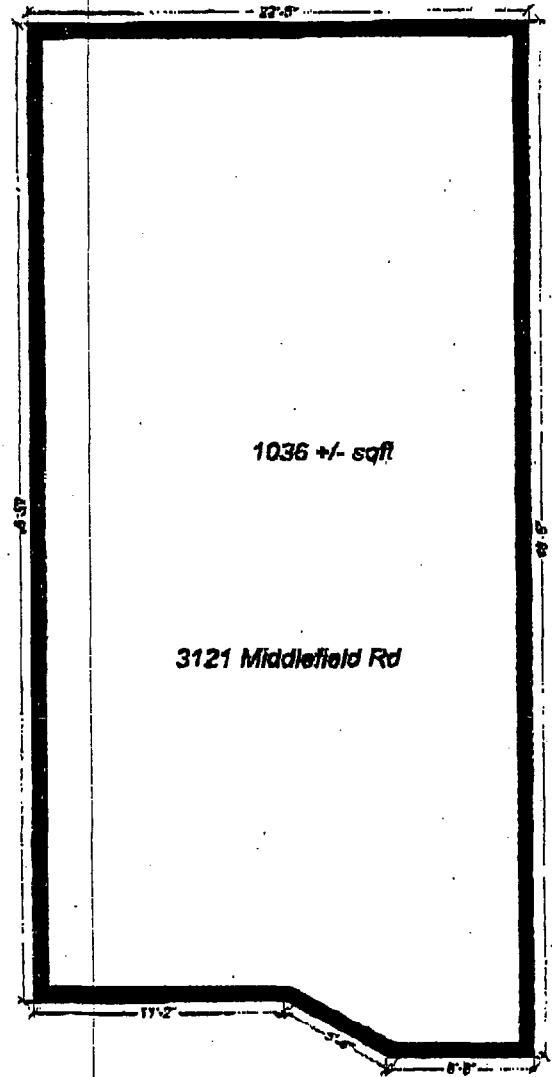
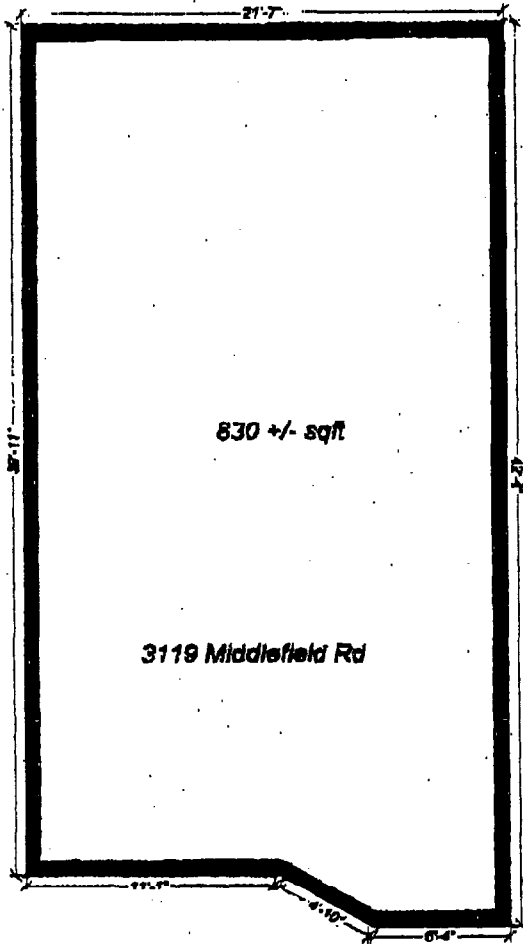
TENANT
COUNTY OF SAN MATEO

Rosaria Furneri
FURNERI FAMILY PARTERSHIP

PRESIDENT,
BOARD OF SUPERVISORS

ATTEST: _____
CLERK OF SAID BOARD

RESOLUTION NO: _____



Not to scale

EXHIBIT "A"