

**FIRST AMENDMENT TO LEASE AGREEMENT FOR THE MAINTENANCE FACILITY SPACE
LOCATED AT THE NEVADA COUNTY AIRPORT
13083 JOHN BAUER AVE, GRASS VALLEY, CA 95945**

THIS AMENDMENT is executed by and between the COUNTY OF NEVADA and ALPINE AVIATION INC., a Fixed Based Operator ("FBO"), and is effective as of October 1, 2023. This Amendment extends the lease entitled Agreement for Maintenance Facility Nevada County Airport, as executed on September 26, 2023 ("Lease").

WHEREAS, County and FBO entered into the Lease on 1 October, 2018; and,

WHEREAS, Paragraph 3 of the Lease provides that the FBO may have the option to renew the Lease for one additional five-year term; and,

WHEREAS, the parties desire to exercise the option set forth in Paragraph 3 to extend the lease for an additional five-year term, and establish the base rent for the extended term beginning 1 October, 2023.

NOW THEREFORE, for good and valuable consideration, the parties hereto agree as follows:

1. That the Term of the Lease, as set forth in Paragraph 3, shall be extended for five years, commencing on October 1, 2023, and ending September 30, 2028.
2. That the base rent for the Second Term, as set forth in Paragraph 7 of the Lease, shall be \$1,584.00 per month in year one of the Second Term.
3. The parties agree to add two additional tie-downs to the Lease for \$50.00 per month (for a total monthly lease rate of \$1,634.00 in year one of the Second Term).
4. In accordance with Paragraph 7 of the lease, the same CPI per year adjustment to the base rent, with a maximum increase of three percent (3%), shall apply to each of the remaining years in the Second Term in the same manner as was agreed to for the First Term. All other terms and conditions in the lease remain in effect.

IN WITNESS WHEREOF, the parties hereto have executed or cause this instrument to be executed as of the day and year first above written.

COUNTY OF NEVADA

By: _____
Ed Scofield
Chair, Board of Supervisors

Dated: _____

ALPINE AVIATION, INC.

By: _____
[Signature]

Dated: 9-11-23

ATTEST

By: _____
Clerk of the Board

APPROVED AS TO FORM

By: _____
County Counsel