

FIRST ADDENDUM TO GROUND LEASE

THIS FIRST ADDENDUM is to that Ground Lease entered into on **January 1st 2016** by and between the County of Siskiyou ("Lessor") and **Edward M. Medlin** ("Lessee") and is entered into on the date when it has been both approved by the Board and signed by all other parties to it.

WHEREAS, the Base Rent and County Adjustment Factor for all Airport Leases was modified, passed and adopted by the Board of Supervisors on May 16, 2023; and

WHEREAS, the Lessor and Lessee desire to incorporate the adopted changes into the current lease; and

WHEREAS, an Exhibit "C" needs to be added to the Lease to amend the new Base Rent and County Adjustment Factor.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

Paragraph 4 of the Lease, Base Rent, shall be deleted and replaced in its entirety with "Base Rent. On the Commencement Date, Lessee shall pay County an annual base rental in the amount of **Seven Hundred and Eight Dollars and Fifty Six Cents (\$708.56)** per year ("Base Rent"). Rent is to be paid in full on the Commencement Date and thereafter on each yearly anniversary of the Commencement Date."

Paragraph 4 of the Lease, Annual Base Rent Increase, shall be deleted and replaced in its entirety with "On the first anniversary of the Commencement Date, and each anniversary thereafter, the Base Rent shall be increased by the current County Adjustment Factor. This will determine the new "Base Rent" for the new year. The County "Adjustment Factor" shall be a percentage calculated as follows: Beginning January 1, 2023, and every three (3) year period thereafter, the annual rent increase shall be determined by calculating the average annual California Consumer Price Index for all areas and all consumers as reported by the State of California, Department of Industrial Relations ("CPI"), for the preceding three (3) years, with the resulting adjusted CPI applied for that year and the two (2) years that follow as set forth in Exhibit "C" attached hereto. However, the Adjustment Factor shall not be less than one percent (1%) nor more than six percent (6%)."

Exhibit "C" shall be deleted and replaced in its entirety with the new Exhibit "C", attached hereto and hereby incorporated by reference.

All other terms and conditions of the Lease shall remain in full force and effect.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, Lessor and Lessee have executed this **First** addendum on the dates set forth below, each signatory represents that they have the authority to execute this agreement and to bind the Party on whose behalf their execution is made.

LESSOR: COUNTY OF SISKIYOU

Date: _____

MICHAEL N. KOBSEFF, CHAIR
Board of Supervisors
County of Siskiyou
State of California

ATTEST:
LAURA BYNUM
Clerk, Board of Supervisors

By: _____
Deputy

LESSEE: EDWARD MEDLIN

Date: April 2, 2024

Edward Medlin

ACCOUNTING:

Fund	Org	Account	Amount	FY
5230	302040	531100	\$708.56	24/25
5230	302040	531100	\$739.82	25/26
5230	302040	531100	TBD	26/27
5230	302040	531100	TBD	27/28
5230	302040	531100	TBD	28/29

Exhibit C - Base Rent

Tenant: Edward Medlin SC1113 Total Square Footage: 2,084.00
 Prior Rate: \$ 0.326 Ground Lease Hangar #1

Year of Lease	Lease Date	Initial Rate	Monthly Rent Payment	Total Rent Amount Per Year	Adjustment Factor
1st Year	24/25	\$ 0.340	\$ 59.05	\$ 708.56	4.414%
2nd Year	25/26	\$ 0.355	\$ 61.65	\$ 739.82	4.414%
3rd Year	26/27	TBD	TBD	TBD	TBD
4th Year	27/28	TBD	TBD	TBD	TBD
5th Year	28/29	TBD	TBD	TBD	TBD