

THIRD AMENDMENT TO LEASE AGREEMENT

This Third Amendment to Lease Agreement dated February 24, 2026, by and between SAN DIEGO STATE UNIVERSITY FOUNDATION, a California non-profit corporation doing business as SAN DIEGO STATE UNIVERSITY RESEARCH FOUNDATION (hereinafter referred to as "Landlord"), and CITY OF TEMECULA (hereinafter referred to as "Tenant").

WHEREAS, Landlord and Tenant, entered into that certain Lease for the Premises located at 30025 Front Street, Temecula, CA 92592 dated March 24, 2017; First Amendment to Lease dated April 17, 2020; and Second Amendment to Lease dated December 21, 2022 (hereinafter referred to as the "Lease"), and:

WHEREAS, Tenant and Landlord now desire to amend the Lease so as to (i) exercise its option to extend the lease term for an additional thirty-six (36) months; (ii) increase the Rent by a fixed three percent (3%); (iii) add an additional option to extend for the Extension Term; (iv) modify certain other terms of the Lease, all in accordance with the terms of provision hereof:

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, it is covenanted and agreed between the parties that the aforesaid Lease be further modified and amended to read as follows:

1. TERM (Section 3 of the Original Lease Agreement)

The term of this Lease shall be extended for an additional thirty-six (36) months commencing on May 1, 2026 ("Commencement Date") and terminating on April 30, 2029 ("Expiration Date"). The parties, upon mutual agreement, may extend the agreement for an additional thirty-six (36) month term.

2. RENT (Section 2 of the Original Lease Agreement)

Tenant agrees to pay Landlord, without demand, offset, or abatement, on the first day of each Lease Year, the annual rent ("Rent") for the Premises in advance, in a single lump-sum payment as set forth below.

<b>Months of Extension Term</b>	<b>Extension Term Period</b>	<b>Monthly Base Rent</b>	<b>Annual Base Rent</b>
1-12	May 1, 2026 – April 30, 2027	\$682.28	\$8,187.36
13-24	May 1, 2027 – April 30, 2028	\$702.75	\$8,433.00
25-36	May 1, 2028 – April 30, 2029	\$723.83	\$8,685.96

**[Signature Page Follows]**

Except as expressly modified hereinabove, all the terms and conditions of the Lease shall be in full force and effect.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed the Third Amendment as of the day and year first written above.

LANDLORD: SAN DIEGO STATE UNIVERSITY FOUNDATION, a California non-profit corporation doing business as SAN DIEGO STATE UNIVERSITY RESEARCH FOUNDATION

By: \_\_\_\_\_  
Eric Elson, Director  
Facilities Planning & Management

Date: \_\_\_\_\_

TENANT: CITY OF TEMECULA

By: \_\_\_\_\_  
Jessica Alexander, Mayor

Date: \_\_\_\_\_

ATTEST

By: \_\_\_\_\_  
Randi Johl, City Clerk

Date: \_\_\_\_\_

APPROVED AS TO FORM

By: \_\_\_\_\_  
Peter M Thorson, City Attorney

Date: \_\_\_\_\_