

Attachment 1

ADDENDUM TO LEASE AGREEMENT

RITTENHOUSE BUILDING AND INVESTMENT ASSOCIATION (Lessor) and SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION (SCCRTC or Lessee) hereby agree to this Addendum to the Lease Agreement dated November 1, 1996 (Lease) for the premises located on the second floor of the building located at 1523 Pacific Avenue, Santa Cruz, California.

1. The parties acknowledge that the option of SCCRTC to extend the lease for the first five-year period has been duly exercised with such five-year period to commence May 1, 2004 and terminate April 30, 2009, and with the rental amounts payable as hereafter set forth.

2. The following is added to Section 3.1, after the provisions stating the monthly rental for years 6 and 7:

“For year 8, commencing May 1, 2004, and ending April 30, 2005, the sum of \$5,916.67 per month.

For year 9, commencing May 1, 2005, and ending April 30, 2006, the sum of \$6,083.33 per month.

For year 10, commencing May 1, 2006, and ending April 30, 2007, the sum of \$6250.00 per month.

For year 11, commencing May 1, 2007, and ending April 30, 2008, the sum of \$6,416.67 per month.

For year 12, commencing May 1, 2008, and ending April 30, 2009, the sum of \$6,583.33 per month.”

3. Sections 3.5. and 5.1 are hereby deleted as there will be no further charges for taxes and insurance as set forth in Sections 3 and 5 of the Lease during the period of this extension.

4. All other provisions of the Lease Agreement between the parties dated November 1, 1996, shall remain in full force and effect to the extent not inconsistent with this Addendum to Lease Agreement.

The undersigned agree to the terms and conditions of this ADDENDUM TO LEASE.

RITTENHOUSE BUILDING AND INVESTMENT
ASSOCIATION, a California corporation

Dated: April __, 2004

Louis E. Rittenhouse, President

SANTA CRUZ COUNTY REGIONAL
TRANSPORTATION COMMISSION

Dated: April __, 2004

Linda Wilshusen, Executive Director

Approved as to form:



County Counsel