

EXHIBIT I

FIRST AMENDMENT LEASE TERMS- Meadowood Neighborhood Center (91612)

These terms outlined below were agreed to in an executed letter of intent between the parties, and will be incorporated into a First Amendment by amending the respective sections and/or paragraphs therein, in the Lease, substantially but not exclusively on the following terms and conditions in a form approved by the City Attorney:

Extended Lease Term**(Section 2):**

Five (5) years commencing on January 1, 2027 (the "Extended Lease Term Commencement Date").

Extended Lease Term**Renewal Options****(Section 3):**

City shall have the option to renew the Extended Lease Term for (3) Three, (2) Two year options at continued 3% annual escalations for the Base Rental rate.

Base Rent**(Section 4):**

\$9.79 per square foot with 3% annual escalations. See the Base Rent schedule below for the Extended Lease Term and Extended Lease Term Renewal Options periods:

Extended Lease Term-5 Year Period	Base Rent per SF	Monthly Base Rent	Annual Base Rent
January 01, 2027 - December 31, 2027	\$ 9.79	\$4,846.05	\$58,152.60
January 01, 2028 - December 31, 2028	\$ 10.08	\$4,991.43	\$59,897.18
January 01, 2029 - December 31, 2029	\$ 10.39	\$5,141.17	\$61,694.09
January 01, 2030 - December 31, 2030	\$ 10.70	\$5,295.41	\$63,544.92
January 01, 2031 - December 31, 2031	\$ 11.02	\$5,454.27	\$65,451.26

Extended Lease Term Renewal Options-three (3) successive options of two (2) years each

Extended Lease Term Renewal Option 1

January 01, 2032 - December 31, 2032	\$ 11.35	\$5,617.90	\$67,414.80
January 01, 2033 - December 31, 2033	\$ 11.69	\$5,786.44	\$69,437.25

Extended Lease Term Renewal Option 2

January 01, 2034 - December 31, 2034	\$ 12.04	\$5,960.03	\$71,520.36
January 01, 2035 - December 31, 2035	\$ 12.40	\$6,138.83	\$73,665.97

Extended Lease Term Renewal Option 3

January 01, 2036 - December 31, 2036	\$ 12.77	\$6,323.00	\$75,875.95
January 01, 2037 - December 31, 2037	\$ 13.16	\$6,512.69	\$78,152.23

**Rent Commencement
(Sections 4 and 5):**

Extended Lease Term Base Rent and Additional Rent shall commence on January 1, 2027.

**Lessor Work
(Section 8):**

Lessor will at Lessor's sole cost complete the following work within 60 days of the execution of the First Amendment, except as noted below:

- Replace lighting in Leased Premises with new LED fixtures within 120 days of First Amendment execution.
- Replace back door frame inside and out.
- Patch concrete divots and crack lines.
- Repair/Replace 3 electrical outlets that are not functioning on art gallery wall.
- Repair drywall tape in the ceiling, patch and paint.
- Add proper heat tape to Air Intake pipes on roof to prevent freezing
- Replace dumpster asphalt in trash corral and adjacent area outside corral if damaged.
- The Lessor also agrees to repair the roof leaks over the Leased Premises in the areas outlined in its roof consultant report by the first quarter of 2026, weather permitting. Lessor agrees to maintain the roof in good condition and shall make repairs and replacements as required.

**Notices
(Section 24):**

The Lease will be updated to allow for the use of electronic mail as a means of providing a Notice and to update the current contact information.

END OF EXHIBIT I