

FIFTH AMENDMENT TO PARKING LOT LEASE

THIS FIFTH AMENDMENT TO PARKING LOT LEASE is dated for identification this 16th day of January, 2024 and amends that certain lease dated November 13, 2009, made by and between the Town of Los Gatos ("Tenant") and Frontier California Inc. (formerly Verizon) ("Landlord").

RECITALS

- A. Landlord and Tenant entered into a Parking Lot Lease dated May 28, 2002, as amended by that certain First Amendment to Parking Lot Lease dated March 17, 2003, that certain Second Amendment to Parking Lot Lease dated October 10, 2006, that certain Third Amendment dated November 13, 2009, and that certain Fourth Amendment dated November 13, 2009 (as amended, the "Lease") for a portion of the property located at 15 Montebello Way, Los Gatos, California.

AMENDMENT

1. This amendment to the agreement shall extend the term of the Lease for five (5) years. The term of the Lease extension shall be May 1, 2024 to April 30, 2029. The annual rental amount shall be \$68,400.00 per year, to be paid in equal monthly installments for the term of the Lease. The rental rate shall be subject to a three percent (3%) annual increase over the term.
2. All other terms and conditions of the Lease remain in full force and effect.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Fifth Amendment as of the date indicated above.

Town of Los Gatos

Frontier California Inc.

By: _____
Laurel Prevetti, Town Manager

By: _____
Kelley Stewart, DIR-Real Estate and
Facilities

Approved as to Form:

Attest:

Gabrielle Whelan, Town Attorney

Wendy Wood, CMC
Town Clerk