

EIGHTEENTH AMENDMENT TO AND EXTENSION OF  
LICENSE FOR USE OF KITCHEN AND PORTION OF  
DINING AREA IN NEEDLES SENIOR CITIZENS CENTER

This Eighteenth Amendment to and Extension of License for use of Kitchen and Portion of Dining Area in Needles Senior Citizens Center is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the CITY OF NEEDLES, hereinafter referred to as "LICENSOR", and BONNIE BAKER SENIOR CITIZENS CLUB, hereinafter referred to as "LICENSEE".

WHEREAS, the parties entered into a License dated July 1, 2008, hereinafter collectively referred to as the "License", wherein Licensor licenses to Licensee the kitchen and a portion of the dining area in the Needles Senior Citizens Center for the preparation and service of noon meals for eligible participants ("senior nutrition program"); and

WHEREAS, the parties collectively agree that the senior nutrition program is of utmost benefit to the residents of the community; and

WHEREAS, the parties wish to extend the term of the License for an additional year under the same terms and conditions except as noted below.

NOW, THEREFORE, it is mutually agreed as follows:

1. TERM OF LICENSE

The term of the License shall be extended for an additional year, beginning July 1, 2026 and ending June 30, 2027.

2. RENT

Rent shall be amended to read:

Beginning July 2026, Licensee shall pay as rent the sum of One Thousand Dollars (\$1,000) per month paid to and disbursed as follows: Six Hundred Dollars (\$600) as payment to the Needles Senior Citizens Club, Inc., and Four Hundred Dollars (\$400) as payment to the City of Needles, said payments being due on or before the 10th day of each month and paid as compensation for use of the premises, including utilities but excluding telephone. Telephone service in the kitchen area, if desired by Licensee, shall be provided and paid for by Licensee.

Commencing on July 1, 2027, and continuing on July 1 of each year thereafter during the term of this Agreement, the monthly rent shall be adjusted by the percentage increase, if any, utilizing the National Consumer Price Index published by the U.S. Bureau of Labor Statistics for the U.S. West - Size Class B/C CPI, as published by the United States Department of Labor, Bureau of Labor Statistics ("BLS"), or any successor index thereto. The adjustment shall be calculated by using the most recently published CPI index available for the month of March each year. In no event shall the annual rental adjustment be less than zero percent (0%) or greater than five percent (5%) in any one-year period.

3. AGREEMENT OF PARTIES

Except as set forth herein, all other terms and conditions of the License as previously amended shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Eighteenth Amendment to and Extension of License for use of Kitchen and Portion of Dining Area in Needles Senior Citizens Center as of the day and year first above written.


LICENSOR:

City of Needles

By: \_\_\_\_\_  
Mayor

LICENSEE:

Bonnie Baker Senior Citizens Center

By:   
Program Director

ACKNOWLEDGED BY:

Needles Senior Citizens Club, Inc.

By:   
President