

**FIRST AMENDMENT TO
LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT (Amendment) made and entered into as of this _____ day of June 2026 (Effective Date), amends the Lease Agreement (Agreement or Lease) between the CITY OF FRESNO, a California municipal corporation (City), and THE MEUX HOME CORPORATION, a California non-profit corporation (Tenant), effective February 9, 2017, to extend the term of the Agreement.

RECITALS

WHEREAS, the City owns the property commonly known as 1007 R Street, Fresno, California, (Leased Premises), commonly described as the Meux Home; and

WHEREAS, the Tenant was incorporated for the purpose of operating and maintaining the Leased Premises as an 1889 house museum for the general public; and

WHEREAS, the Agreement provided for an initial term of four (4) years with the option to automatically renew the Lease for one additional five (5) year term. Both Parties agreed to exercise said option to renew the Lease for one (1) successive term of five (5) years, which shall mature on June 30, 2026; and

WHEREAS, the City and Tenant desire to amend the Agreement and agree to extend the term an additional twelve (12) months to June 30, 2027.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which recitals are contractual in nature, the mutual promises herein contained, and for other good and valuable consideration hereby acknowledged, the parties agree that the aforesaid Agreement be amended as follows:

1. The recitals to this Amendment are incorporated herein and made a part of this Amendment.
2. Section 2 of the Agreement is deleted and replaced with the following language:

SECTION 2: TERM OF LEASE. The initial term of this Lease shall be from the Effective Date through June 30, 2021. It is agreed that this Lease may be automatically renewed for one additional five year term expiring June 30, 2026 thereafter, unless either party gives notice to the other at least three months prior to the end of the initial term of that party's desire to modify or terminate all or any portion of this Lease as of the end of the initial term. The Lease maybe extended for one additional one year term expiring June 30, 2027.

3. Both Parties agree to extend the term of the Agreement an additional twelve (12) months to June 30, 2027, for the Leased Premises.

4. In the event of any conflict between the body of this Amendment and any exhibit or attachment hereto, the terms and conditions of the body of this Amendment shall control and take precedence over the terms and conditions expressed within the exhibit or attachment. Furthermore, any terms or conditions contained within any exhibit or attachment hereto which purport to modify the allocation of risk between the Parties, provided for within the body of this Amendment, shall be null and void.

5. Except as otherwise provided herein, the Lease Agreement entered into by the City and the Tenant on February 9, 2017, remains in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment at Fresno, California, the day and year first above written.

CITY OF FRESNO, a California municipal corporation

By: _____
Georgeanne A. White
City Manager

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

Signed by: _____
By: Kelsey Seib 6/16/2026
Kelsey A. Seib Date
Deputy City Attorney

ATTEST:
AMY K. ALLER,
City Clerk

By: _____
Deputy Date

THE MEUX HOME CORPORATION, a California Non-Profit Corporation

Signed by: _____
By: Quintin Hoskins 6/15/2026
6D82E83422154E9...
Name: Quintin Hoskins

Title: President
(If corporation or LLC., Board Chair, Pres. or Vice Pres.)

Signed by: _____
By: Linda Dubbels 6/15/2026
A8BF3AA35CE3462...
Name: Linda Dubbels

Title: secretary
(If corporation or LLC., CFO., Treasurer, Secretary or Assistant Secretary)