

**AMENDMENT TO LEASE AGREEMENT
COLEMAN CAMPUS**

This AMENDMENT to the Lease Agreement is made by and between San Juan Unified School District ("District") and California Montessori Project Charter Schools ("CMP" or "Charter School"), and is dated as of this 24th day of April, 2018.

WITNESSETH:

WHEREAS, the District and Tenant have previously executed the lease agreement dated June 30, 2016 (the "Lease") pursuant to the terms of which Tenant has leased from the District the portion of Coleman Elementary School Site, located at 6545 Beech Avenue, Orangevale, California 95662 ("School Site") containing the building thereon, contiguous school grounds and non-exclusive use of the School parking lot, restrooms, playground and playing fields thereon, as shown in Exhibit A of the Lease amendment.

WHEREAS, the District and Tenant have agreed to make certain modifications to the Lease, which modifications will supersede and replace the language as referenced:

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledge, effective July 1, 2018, the parties agree as follows:

Section 4.a. is amended to strike the first paragraph and inserting in lieu thereof the following:

- a. Facilities Costs: CMP shall pay a pro rata share of the District's facilities costs as provided in 5 C.C.R. Section 11969.7 (referred to herein as "pro rata share charge"). The pro rata charges for the 2018-2019 school year are provided as Exhibit A of the 2018-2019 lease amendment, attached hereto and included herein. The pro rata share amount shall be paid monthly. The obligation to begin paying the pro rata share charge shall begin on the date of possession, July 1, 2018, and shall end on June 30, 2019.

Except as modified by the terms of this Amendment, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, District and Tenant have executed this Lease, through their respective officers or representatives, duly authorized, as of the day and year shown below.

Date: 5/9/18

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Frank Camacho
San Juan Unified School District
Approved as to Form:

Gary Bowman
CMP

Linda Simlick
Linda Simlick, General Counsel
San Juan Unified School District

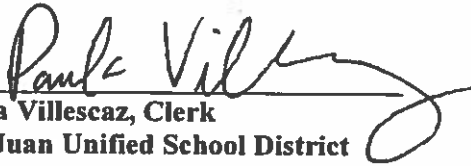
Approved and ratified this 24th day of April, 2018 by the San Juan Unified School District Board of Education by the following vote:

AYES: Costa, Hernandez, Paulo, McKibbin
NOES:
ABSENT: Villescaz
ABSTAIN:



**Pam Costa, President
San Juan Unified School District
Board of Education**

Attest:



**Paula Villescaz, Clerk
San Juan Unified School District
Board of Education**