

ADDENDUM XIV TO COMMERCIAL LEASE AGREEMENT

This Addendum to Lease constitutes part of the Commercial Lease Agreement, dated April 28, 1999, with Addendums, between Geroge C. Contento, Lessor/Landlord, and the Los Osos Community Services District, Lessee/ Tenant, with the following Recitals:

The parties desire to enter into this Addendum for the purposes of amending the Lease Agreement to reflect the terms and conditions as set forth herein.

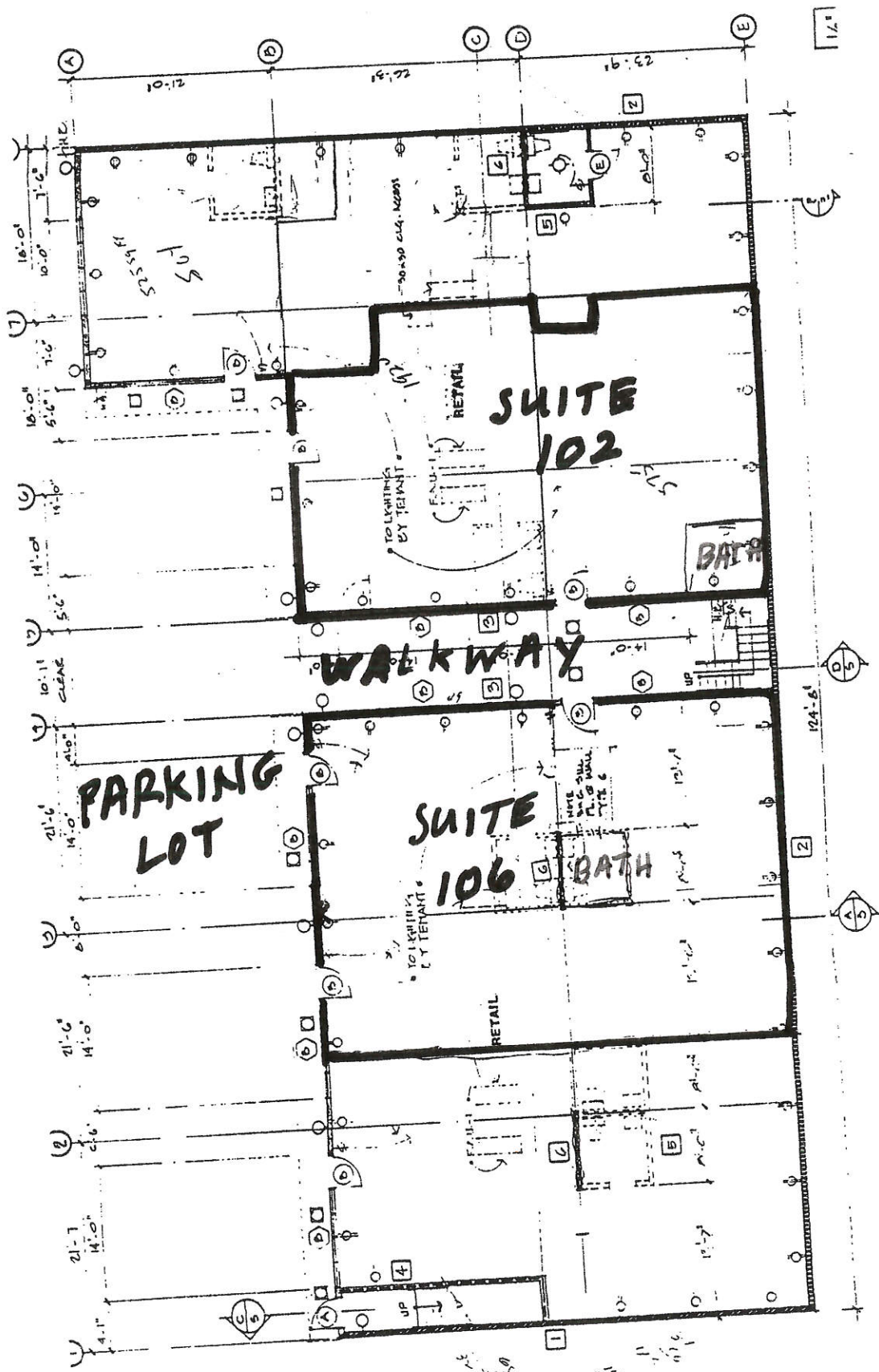
Now, therefore, the parties agree as follows, starting November 1, 2016:

1. The Lease and the previous Addendums are hereby extended for five years to October 31, 2021, at a rental rate of \$2,900 per month for the first 3 years, and \$3,000 per month for the last 2 years.
2. The Lessee/Tenant will: relinquish their upstairs space, Suite 202, about 600sf; keep their downstairs space, Suite 102, about 1620sf; and expand into Suite 106, about 1700sf. Thus, the new space would be about 3320sf downstairs. See Attachment.
3. Lessor/Landlord will: deliver Suite 106 in good condition, especially floors and paint; install a "kitchenette" in Suite 102 or 106, with a sink and cabinets, at Lessor's expense up to a cost of \$4,000; install a vent fan in Suite 102 to improve air flow.
4. Lessee/Tenant will allow Lessor/Landlord up to one month to complete repairs, and possibly delay moving into Suite 106 until November 30, 2016.
5. Parking. At least two parking spaces in the lot will be dedicated to the Lessee, possibly more if use patterns permit.
6. Lessee/Tenant loses the right to terminate the lease with a 240 day notice.
7. The parties further agree that unless modified by this Addendum, each term and condition of the Lease Agreement will remain in effect.
8. The Recital is incorporated herein by reference.

The Parties have executed this Addendum before 5:00pm September 28, 2016.



George C. Contento, Lessor



FIRST FLOOR