

ATTACHMENT B

FIRST AMENDMENT TO THE STANDARD LEASE AGREEMENT FOR BUILDINGS 553 AND 739

SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY

FIRST AMENDMENT TO STANDARD LEASE AGREEMENT

BUILDINGS 553 AND 739

This First Amendment to Standard Lease Agreement (the “First Amendment”) is made this _____ day of February 2024, by and between SOUTHERN CALIFORNIA LOGISTICS AIRPORT AUTHORITY (SCLAA), a California joint powers authority, (hereinafter referred to as “Lessor”) and COMAV TECHNICAL SERVICES, LLC, (“ComAv”) a California Limited Liability company (hereinafter referred to as “Lessee”). Lessor and Lessee are sometimes referred to hereinafter individually as a “Party” and collectively as the “Parties”.

RECITALS

These Recitals are included to provide context for the Parties need to enter into a First Amendment to the Standard Lease Agreement and to understand the basis upon which certain terms and conditions have been included. This Amendment and Recitals are not intended, nor should these be construed, to supersede or amend the specific terms and conditions of this First Amendment, unless as otherwise stated herein.

A. Lessor and Lessee entered into a Standard Lease Agreement dated December 30, 2021 (the “Original Lease”) pertaining to the lease of certain premises known as Buildings 553 and 739 at the Southern California Logistics Airport (“SCLA”); and

B. Due to unforeseeable circumstances, including a dramatic decrease in aircraft requiring active storage and maintenance in the post-pandemic economy, the Lessor and Lessee both agree the Original Lease must be amended to eliminate Building 553, which is no longer needed or economically viable for the Lessee; and

D. The Lessee agrees to extend and expand its leasehold presence in a more critical SCLA facility (Building 720) pursuant to a new lease to be executed concurrently with the execution of this First Amendment; and

E. Therefore, the Lessee, pursuant to meeting with staff on January 22, 2024, has requested the Original Lease be bifurcated to exclude Building 553 and Lessee to be released from all Lessee obligations pertaining to Building 553 effective May 31, 2024.

AMENDED TERMS AND CONDITIONS

(1) Section 1(a) of the Original Lease is amended herein to read as follows:

(a) The Leased Premises shall include a portion of that certain real property designated as Building 739, located on the SCLA grounds at 18676 Phantom West, Victorville California 92394, comprised of approximately Twelve Thousand Five Hundred Eleven (12,511) square feet of office, storage and warehouse space, together with the improvements thereon, as depicted in **Exhibit A** attached hereto and incorporated herein by this reference and as of June 1, 2024 Building 553 shall no longer be a part of the Leased Premises and shall be vacated by ComAv; and

(2) Section 6(a) of the Original Lease is amended herein as follows:

(a) Monthly Base Rent. Effective June 1, 2024, Lessee shall pay to Lessor as rent for the Leased Premises the amount of Four Thousand Seven Hundred Eighty-Five Dollars and Forty-Six Cents (\$4,785.46) per month (the "Monthly Base Rent"). Commencing on January 1, 2025, the Monthly Base Rent shall be increased by three percent (3%), and on each annual anniversary of the Lease Commencement Date thereafter during the Term (or during any Option Term exercised in accordance with the provisions of Section 3 hereof), the then-current Monthly Base Rent shall be increased by an additional three percent (3%). All further references to the Monthly Base Rent shall mean and include any such increased amount as calculated under the provisions of this paragraph.

(3) Except as otherwise amended herein, all other terms and conditions set forth in the Original Lease, dated December 30, 2021, shall remain in full force and effect.

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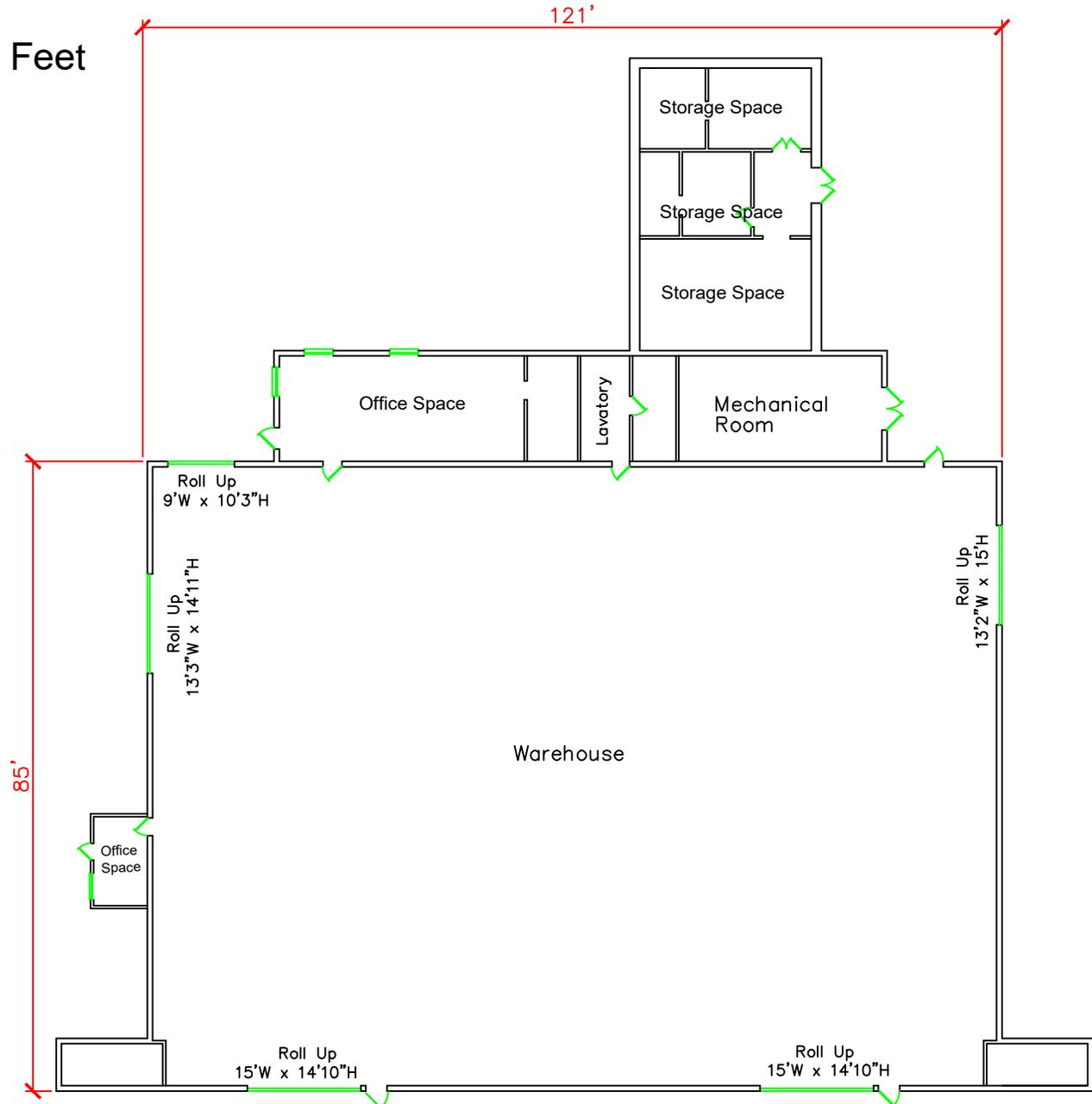
EXHIBIT A

DESCRIPTION OF LEASED PREMISES

Building 739 comprised of approximately Twelve Thousand Five Hundred Eleven (12,511) square feet of office, storage and warehouse space located at 18676 Phantom West, Victorville California 92394, as depicted on **Exhibit A-1 and Exhibit A2**, together with the improvements thereon.

Exhibit A-1

+/- 12,511 Total Square Feet



CITY OF VICTORVILLE
AIRPORT DEPARTMENT
18574 PHANTOM, VICTORVILLE, CA 92384 761.243.1000

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BLDG 739 FLOOR PLAN
SOUTHERN CALIFORNIA LOGISTICS AIRPORT
VICTORVILLE CALIFORNIA

BUILDING 739 FLOOR PLAN
18676 Phantom West

DATE	1/16/2018
JOB NO	
DRAWN	D URRARTE
APPROVED	
DRAWING	
SHEET NO	1
OF	1

Exhibit A-2

Bldg 720

Readiness Street

Leasehold Premises

Bldg 739

Bldg 744

Business St

