

FIRST AMENDMENT TO RENTAL AGREEMENT

This first amendment (this "First Amendment") to the rental agreement dated August 1, 2000 (the "Agreement") by and between the City of Redlands, a municipal corporation ("Landlord"), and Sunkissed Square Dancing Club ("Tenant"), is made and entered into this 1st day of December, 2009.

WHEREAS, it is the desire of Landlord and Tenant to amend their existing Agreement for the use the City's multi-purpose room and kitchen at the City's Community Center located at 111 West Lugonia Avenue, Landlord and Tenant hereby agree to amend the Agreement as follows:

AGREEMENT

Section 1. Article 2 of the Agreement, entitled "Rent," is hereby amended to read as follows:

"Rent

Tenant shall to pay to Landlord a fixed minimum rental for the use of the Premises (the "Rent"). The amount of the Rent payable for each month during the Term of this Agreement shall be \$222.00. The Rent shall be paid in arrears on the last day of each month during the Term at the office of the Landlord at 111 W. Lugonia Avenue, Redlands, California, or at any other place or places as Landlord from time to time designates by written notice to Tenant. Landlord shall submit to Tenant a written invoice identifying specific dates used and the amount due."

Section 2. Section 3.05, entitled "User Responsibility," is hereby added to Article 3 of the Agreement, entitled "Use of Premises" as follows:

"Section 3.05 User Responsibility


A. Tenant shall set up for and clean up after its events and leave the Center in same condition as it was found (clean and litter free).

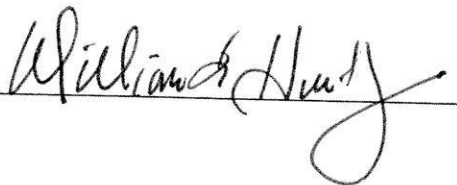
B. Tenant shall be issued keys and an alarm code to the facility, and shall be responsible for opening and closing the building, and operating the alarm system. All locks, keys, and access codes are the sole property of Landlord. Landlord reserves the right to change locks, keys and access codes as needed. No lock shall be placed on the interior or exterior of the Community Center without the written permission of the Chief of Police. All keys, access codes and access cards must be returned to landlord upon termination of this agreement."

IN WITNESS WHEREOF, the parties have executed this First Amendment, to be effective as of December 1, 2009.

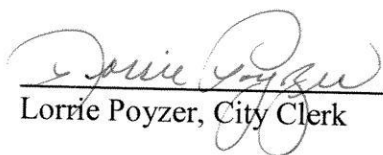
CITY OF REDLANDS

SUNKISSED SQUARE DANCING CLUB

By: 
Mayor

By: 

ATTEST:


Lorrie Poyzer, City Clerk