

REDLANDS UNIFIED SCHOOL DISTRICT
20 West Lugonia Avenue
Redlands, CA 92373-1508

SUBLEASE AGREEMENT

NOTICE TO EXERCISE FIFTH OPTION

THIS NOTICE with the date first entered below is exercised according to Section 1.6.c and Section 3.2 of the SUBLEASE AGREEMENT effective July 1, 2018, as amended, by and between Redlands Unified School District, and Mountain View Child Care, Inc and references herein pertain to said SUBLEASE AGREEMENT, as amended:

Landlord: Mountain View Child Care, Inc. ("Landlord")
Attn: Doug Padgett, President
doug@totallykids.com

Tenant: Redlands Unified School District ("Tenant")
Attn: Jason Hill, Assistant Superintendent, Business Services
jason_hill@redlands.k212.ca.us

Landlord accepts this Notice and states that Tenant is currently in compliance with the provisions of Section 3.2 Option to Extend Term.

Landlord acknowledges that it has received rents in the mount of \$5,224.41 per month during the 12-month period of the Fourth Option ending June 30, 2025. Tenant agrees to pay the Option Rent according to provisions of 4.2 Option Rent effective July 1, 2025, in the amount of \$5,375.92 per month; written notice from Landlord will follow.

These, and all other terms and conditions of the SUBLEASE AGREEMENT described above shall remain in full force and effect.

REDLANDS UNIFIED SCHOOL DISTRICT

MOUNTAIN VIEW CHILD CARE, INC.

Jason Hill
Assistant Superintendent, Business Services

Date: 4-9-2025

Doug Padgett
Doug Padgett
CEO

Date: 3/26/25



Totally Kids®
Rehabilitation Hospital

License 550002720

1720 Mountain View Ave. • Loma Linda, CA • 92354-1727 • (909) 796-6915 • fax (909) 799-6205

March 26, 2025

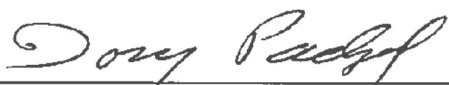
Jason Hill, Assistant Superintendent, Business Services
TO: Katilynn Gile Katilynn_Gile@redlands.k12.ca.us
Redlands Unified School District
20 West Lugonia Avenue
Redlands, CA 92373-1508

re: Lease – Notice of Increase

Dear Mr. Hill,

This letter is to notify you of an increase in the monthly Rent according to provisions of 4.2 Option Rent. Effective July 1, 2025, the new monthly Rent shall be \$5,375.92. This includes a 2.9 percent increase calculated using the Consumer Price Index for All Urban Consumers for the Riverside-San Bernardino-Ontario Region (see attached).

Please contact me if you have any questions.



Doug Padgett, CEO

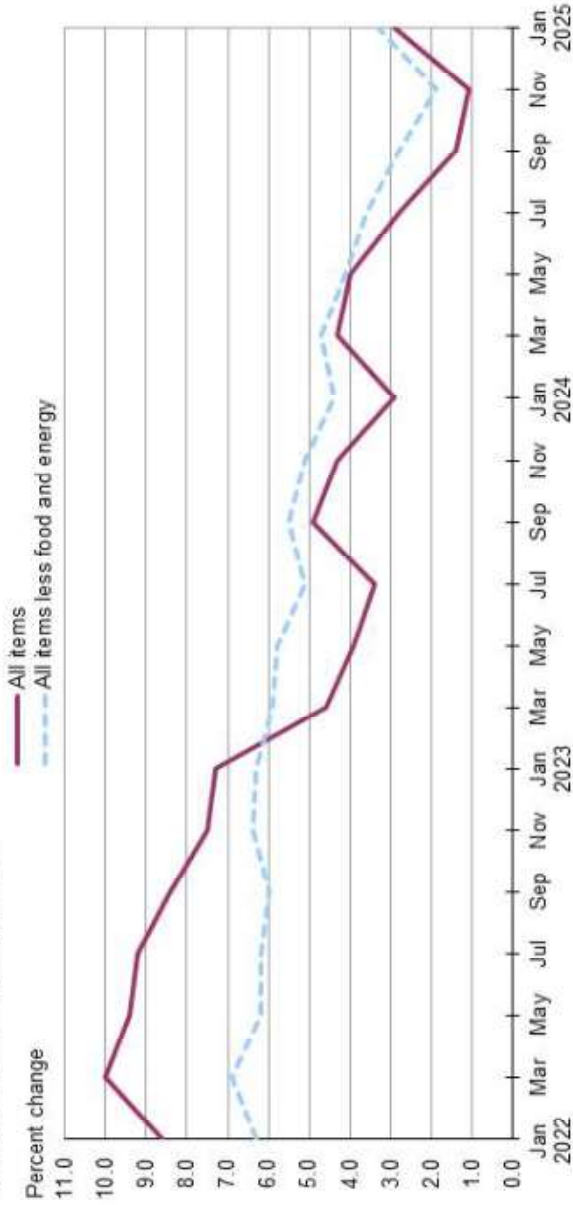
Consumer Price Index, Riverside Area — January 2025

Area prices up 1.8 percent over the two months, up 2.9 percent over the year

The Consumer Price Index for All Urban Consumers (CPI-U) for Riverside-San Bernardino-Ontario was up 1.8 percent from November 2024 to January 2025, the U.S. Bureau of Labor Statistics reported today. Regional Commissioner Chris Rosenlund noted that the all items less food and energy index increased 1.9 percent. The food index rose 1.6 percent, and the energy index increased 0.7 percent. (Data in this report are not seasonally adjusted. Accordingly, bi-monthly changes may reflect seasonal influences.)

The Riverside area all items CPI-U advanced 2.9 percent for the 12 months ending in January. The food index rose 4.0 percent, and the index for all items less food and energy increased 3.3 percent. In contrast, the energy index declined 2.3 percent over the same time period.

Chart 1. Over-the-year percent change in CPI-U, Riverside-San Bernardino-Ontario, CA, January 2022–January 2025



Source: U.S. Bureau of Labor Statistics.

News Release Information

25-211-SAM
Wednesday, February 12, 2025

Contacts

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