

SUBLEASE AGREEMENT FIRST AMENDMENT

This First Amendment to the Sublease Agreement entered into July 1, 2018, between Mountain View Child Care, Inc. dba Totally Kids Rehabilitation Hospital (“Landlord”), Inland Lighthouse, LLC (“Primary Landlord”), and Redlands Unified School District, a California public school district (“Tenant”) is effective July 1, 2024.

WHEREAS:

1. Tenant and Landlord desire to extend the Agreement for the “Permitted Use” and to comply with all provisions of the Agreement for the new Lease Term specified in this First Amendment; and,

WHEREAS:

2. Tenant and Landlord agree that the three “Options to Extend Term” have been in compliance with the terms of the Agreement; and,

WHEREAS:

3. Tenant and Landlord agree that the Consumer Price Index shall be updated to the more localized data; and,

WHEREAS:

4. Landlord acknowledges that it has received rents in the amount of \$5,009.02 per month during the 12-month period of the Third Option ending June 30, 2024,

THEREFORE:

- A. Certain articles in the Agreement are amended as follows effective as of the date first written above:

Section 1.6 shall be amended and restated to read:

1.6 Lease Term:

- a. Lease Commencement Date: July 1, 2018
- b. Lease Expiration Date: June 30, 2021
- c. Options: Six options to extend the Lease Term for one (1) year of each option.

Section 3.2 shall be amended and restated to read:

3.2 Option to Extend Term. Landlord grants to Tenant six (6) options to extend the Lease Term for a period of one (1) year for each option ("Extension Option") subject to the following conditions:

- a. Tenant must not be in default under the terms of this lease at the time the Extension Option is exercised;
- b. Tenant must give Landlord at least 30 days written notice prior to the expiration of the initial term or any option term indicating that Tenant is exercising its Extension Option;
- c. The rights contained in this Section 3.2 shall be personal to the originally named Tenant and may be exercised only by the originally named Tenant (and not any assignee, sublessee, or other transferee of Tenant's interest in this Lease).

Section 4.2 shall be amended and restated to read:

4.2 Option Rent. The Base Rent shall be increased for each Extension Option by the greater of:

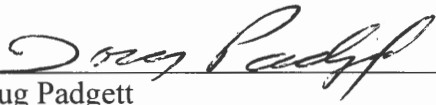
- a. Two percent (2%); or
- b. One-hundred percent (100%) of the percentage of increase, if any, shown by the Consumer Price Index for All Urban Consumers for the Riverside-San Bernardino-Ontario Region. All items (base years 1982-1984 = 100) ("Index"), published by the United States Department of Labor, Bureau of Labor Statistics. Landlord shall calculate the percentage increase by comparing the Index for the month immediately preceding the commencement of the previous term with the month immediately preceding the start of the option term.

Landlord shall give written notice of the amount of the increase. Tenant shall thereafter pay the monthly rent due under this Lease at this increased rate, which shall constitute Base Rent. Landlord's failure to make the required calculations promptly shall not be considered a waiver of Landlord's rights to adjust the monthly rent due, nor shall it affect Tenant's obligations to pay the increased Base Rent. If the Index is changed it shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Index is discontinued or revised during the Lease Term, the government index or computation with which it is replaced shall be used to obtain substantially the same result as if the Index had not been discontinued or revised. In no event shall Base Rent be decreased as a result of any adjustment in the Index.

- B.** All other terms and conditions of the Sublease Agreement shall remain in full force and effect.

LANDLORD
Mountain View Child Care, Inc.
dba Totally Kids Rehabilitation Hospital

TENANT
Redlands Unified School District
A California Public School District



Doug Padgett
Chief Executive Officer

Jason Hill
Assistant Superintendent, Business Services

CONSENT TO SUBLEASE:

Inland Lighthouse, LLC



Doug Padgett
Manager

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

SUBLEASE AGREEMENT

NOTICE TO EXERCISE FOURTH 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 \$5,009.02 per month during the 12-month period of the Third Option ending June 30, 2024. Tenant agrees to pay the Option Rent according to provisions of 4.2 Option Rent effective July 1, 2024, in the amount of \$5,224.41 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: 5-22-24



Doug Padgett
CEO

Date: 4/29/24



Totally Kids[®]
Rehabilitation Hospital

License 550002720

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

April 29, 2024

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, 2024, the new monthly Rent shall be \$5,224.41. This includes a 4.3 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 INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE

March 2024

(All items indexes. 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	Mar 2024	1 Month ending Mar 2024				Year ending	Feb 2024	Mar 2024
MONTHLY DATA	Mar 2023	Feb 2024	Mar 2024	Feb 2024	Mar 2024	Mar 2024	Mar 2023	Feb 2024	Mar 2024	Feb 2024	Mar 2024	Mar 2024
U. S. City Average.....	301.836	310.326	312.332	3.2	3.5	0.6	296.021	304.284	306.502	3.1	3.5	0.7
West.....	320.715	329.339	332.202	3.2	3.6	0.9	312.556	320.965	324.323	3.2	3.8	1.0
West – Size Class A ¹	329.536	339.135	341.299	3.2	3.6	0.6	318.259	327.424	329.897	3.1	3.7	0.8
West – Size Class B/C ²	187.301	191.874	194.047	3.2	3.6	1.1	188.621	193.309	195.880	3.3	3.8	1.3
Mountain ³	127.950	130.059	131.176	2.5	2.5	0.9	129.321	131.423	132.864	2.5	2.7	1.1
Pacific ³	123.395	127.230	128.341	3.5	4.0	0.9	124.189	128.000	129.315	3.4	4.1	1.0
Los Angeles-Long Beach-Anaheim, CA.....	317.873	328.232	330.671	3.4	4.0	0.7	306.331	315.625	318.280	3.0	3.9	0.8
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
	Year ending	Mar 2024	2 Months ending Mar 2024	Year ending	Mar 2024	2 Months ending Mar 2024	Year ending	Jan 2024	Mar 2024	Year ending	Jan 2024	Mar 2024
Riverside-San Bernardino-Ontario, CA ³	127.707	131.358	133.144	2.9	4.3	1.4	128.027	131.840	134.144	3.1	4.8	1.7
San Diego-Carlsbad, CA.....	358.026	367.917	370.858	3.8	3.6	0.8	339.498	348.486	351.778	3.6	3.6	0.9
Urban Hawaii.....	322.608	333.172	338.060	3.9	4.8	1.5	321.671	332.335	337.685	3.8	5.0	1.6
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
	Year ending	Dec 2023	Feb 2024	Year ending	Feb 2024	2 Months ending Feb 2024	Year ending	Dec 2023	Feb 2024	Year ending	Dec 2023	Feb 2024
Phoenix-Mesa-Scottsdale, AZ ⁴	177.118	179.733	181.010	2.7	2.2	0.7	177.059	179.593	180.826	2.7	2.1	0.7
San Francisco-Oakland-Hayward, CA.....	337.173	339.915	345.151	2.6	2.4	1.5	331.875	335.597	341.595	2.8	2.9	1.8
Seattle-Tacoma-Bellevue, WA.....	334.987	344.982	349.288	4.4	4.3	1.2	328.615	338.852	342.387	4.3	4.2	1.0
Urban Alaska.....	256.856	261.178	261.340	1.8	1.7	0.1	254.887	258.598	259.326	1.4	1.7	0.3
1 Population over 2,500,000 2 Population 2,500,000 and under, Dec 1996 = 100 3 Dec 2017=100 4 Dec 2001=100												

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf
 1967=100 base year indexes and tables with semiannual and annual average data are available at: www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm