

**FIRST AMENDMENT TO LEASE AGREEMENT  
BETWEEN CARMICHAEL RECREATION AND PARK DISTRICT (LESSOR)  
AND CHAUTAUQUA PLAYHOUSE (LESSEE)**

THIS FIRST AMENDMENT TO LEASE AGREEMENT RE: LA SIERRA COMMUNITY CENTER (hereinafter "First Amendment") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between **CARMICHAEL RECREATION AND PARK DISTRICT**, a Recreation and Park District formed pursuant to the California Public Resources Code (Section 5780,et seq.) (hereinafter LESSOR) and **CHAUTAUQUA PLAYHOUSE**, a California Non-Profit Corporation (hereinafter LESSEE) to amend the LEASE AGREEMENT between the parties dated July 8, 2024 (hereinafter the Agreement).

**RECITALS**

**WHEREAS**, LESSOR grants to LESSEE, and LESSEE accepts, as of January 1, 2023, an exclusive tenancy in approximately 6,122 square feet of air-conditioned building space, designated as 5325 Engle Road, Suite 110 in the La Sierra Community Center (hereinafter "Community Center"), as shown on Exhibit "A" attached hereto, and which is hereinafter referred to as the "Leased Premises" or "Premises"; and

**WHEREAS**, The leased premise is leased for use as a COMMUNITY THEATER and LESSEE shall not use or permit the leased premises or any part thereof to be used for any other purpose or purposes. LESSEE shall be responsible that such use conforms to authorized uses as permitted by the Sacramento County Zoning Code for the leased premises; and

**WHEREAS**, the parties desire to extend the Agreement to December 31, 2027 per Section 3.A Initial Term of the original contract; and LESSOR desires to adjust the rent per Section 3.E of the original contract;

**NOW, THEREFORE,** IT IS MUTUALLY AGREED to amend the Rental Agreement between the LESSOR and LESSEE, as follows:

1. Term: Extension of the Term of the Agreement to December 31, 2027.
2. Base Rent: Rent for the month of January 2026 shall be at \$2,510.02. Beginning on 2/1/2026 rent shall be \$2,635.52 per month. Rent includes utilities and services, but does not include phone, internet access, or janitorial services.
3. Adjustment of Base Rent: Starting on 1/1/2027 through the end of the current amended contract, rent shall be \$2,767.29 per month; an increase of 5% to cover increased costs of utilities and services.
4. REAFFIRMATION. Except as expressly set forth in this First Amendment, all of the terms and conditions contained in the Agreement dated January 1, 2023, shall remain in full force and effect. In the event of a conflict between any term and provision of the Agreement, the terms and provisions of this First Amendment shall control.

**IN WITNESS WHEREOF,** the respective parties hereto have executed this First Amendment to the Agreement as of the date and year first written above.

CRPD

CHAUTAUQUA PLAYHOUSE

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Stacey Yankee

Name: Warren Harrison

Title: District Administrator

Title: Executive

Date: \_\_\_\_\_

Date: \_\_\_\_\_