

FRESNO PARK TOWER, LP  
Post Office Box 7967  
Fresno, CA 93747  
(559) 268 6090

December 4, 2025

Robert Phipps  
Executive Director  
COUNCIL OF FRESNO COUNTY GOVERNMENTS  
2035 Tulare Street. Suite 201  
Fresno, CA 93721

RE: Proposal for Month to Month, 1 Year, 2  
Year and 3 Year Extensions to Lease  
Dated October 13, 2005  
Lease Area 13,577 SF

Dear Robert:

This proposal is made at your request to extend your lease at 2035 Tulare Street, Suite 201, Fresno, California 93721.

<u>Extension Term</u> <u>From January 1, 2026</u>	<u>Monthly</u> <u>Base Rent</u>	<u>Plus Operating/</u> <u>Building Expenses*</u>
A. <u>Month to Month(MTM)</u>	\$25,000	*As previously agreed upon in 5 Year Proposal Extension with 100% of PG&E cost and percentages as proposed by CFCG Management and agreed to by the Landlord.
B. <u>1 Year</u>	\$24,000	Same in Terms A thru E
C. <u>2 Year</u>		
Year 1	\$23,000	Same in Terms A thru E
Year 2	\$23,500	Same in Terms A thru E
D. <u>3 Year</u>		
Year 1	\$22,000	Same in Terms A thru E
Year 2	\$22,500	Same in Terms A thru E
Year 3	\$23,000	Same in Terms A thru E

Letter to Mr. Phipps  
December 4, 2025  
Page Two of Two

E. <u>5 Year</u>	
Year 1	\$20,908.58 (no change since 2020)
Year 2	\$21,326.75
Year 3	\$21,753.29
Year 4	\$22,188.35
Year 5	\$22,632.12

Upon receipt of your decision as to the Term and an executed copy of this letter, we will prepare the Lease Extension for your review and execution. Thank you for your consideration.

Term \_\_\_\_\_

TENANT:  
COUNCIL OF  
FRESNO COUNTY GOVERNMENTS

LANDLORD:  
FRESNO PARK TOWER, LP

By: \_\_\_\_\_  
ROBERT PHIPPS, Executive Director

By:   
THOMAS G RICHARDS

Dated: \_\_\_\_\_

Dated: 12/4/25

TGR/lmc  
Via: Email to Mr. Phipps