

**NAPA COUNTY AGREEMENT NO. 200398B
AMENDMENT NO. 4
TO
AMENDED AND RESTATED
SPACE LICENSE AGREEMENT FOR USE OF FAIRGROUND FACILITIES**

THIS AMENDMENT NO. 4 (“Amendment No. 4”) TO NAPA COUNTY AGREEMENT NO. 200398B (hereinafter referred to as “Agreement” or “License Agreement”) is made and entered into as of this ____ of _____, 2023, by and between the COUNTY OF NAPA, a political subdivision of the State of California, hereinafter referred to as “Licensor”, and CALISTOGA ART CENTER, a California 501(c)(3) non-profit organization whose mailing address is P.O. Box 197, Calistoga, CA 94515, (hereinafter “Licensee”).

RECITALS

WHEREAS, on April 9, 2020, Licensor and Licensee entered into License Agreement 20-009 for use of certain real property located at 1435 North Oak Street, Calistoga, California upon which the Napa County Fairgrounds are located (hereinafter “Property”), a portion of which is used by Licensee as an Art Center; and

WHEREAS, on August 11, 2020, Licensor and Licensee replaced License Agreement 20-009 with Amended and Restated Space License Agreement No. 200398B to slightly revise terms and waive monthly facility rental fees for the period of time where the Art Center cannot operate due to COVID-19; and

WHEREAS, on December 8, 2020, Licensor and Licensee entered into Amendment No. 1 to extend the term to June 30, 2021, with slightly revised terms; and

WHEREAS, on May 18, 2021, Licensor and Licensee entered into Amendment No. 2 to extend the term to June 30, 2022; and

WHEREAS, on June 7, 2022, Licensor and Licensee entered into Amendment No. 3 to extend the term to February 15, 2023, and adjust the monthly facility rental fee; and

WHEREAS, the extended term will expire on February 15, 2023, and there is a continued need of space to operate an Art Center; and

WHEREAS, Licensor and Licensee mutually agree to extend the term to June 30, 2023, and adjust the monthly facility rental fee;

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, Licensor and Licensee agree to amend the Space License Agreement as follows:

TERMS

1. Paragraph 2 is amended to read in full as follows:
 2. **TERM:** The term of this Agreement shall commence on January 1, 2020, and expire on June 30, 2023. Licensee has no right to retain possession of the Premises or any part thereof beyond the expiration or termination of this Agreement. Nothing contained herein shall be construed as consent by Licensor to any hold over by Licensee. Licensee's obligation to defend and indemnify Licensor shall survive the expiration or termination of this Agreement, and continue so long as a viable claim exists.
2. Paragraph 3 is amended to read in full as follows:
 3. **LICENSE FEE:**
 - a) Licensee hereby agrees to and shall pay Licensor, due on the first day of each month, the following rental fee amounts. Payments shall be made to: Napa County and submitted to: Department of Public Works (Attn: Real Estate), 1195 Third Street, Suite 101, Napa, California 94559.

January 1, 2020 – July 31, 2020	\$1,100.00 per month
August 1, 2020 – June 30, 2022	\$1,000.00 per month
July 1, 2022 – June 30, 2023	\$350.00 per month
 - b) Until June 30, 2022, no license fee is due for any period of time during the term of this Agreement when Licensee is unable to operate the Art Center due to COVID-19. Licensee shall notify Licensor when the Art Center is closed due to COVID-19, and shall be allowed up to 30 days to reopen after local and state health orders allow the Art Center to operate inside the building. The license fee shall be prorated for any partial month the Art Center is closed due to COVID-19. Such license fee reductions shall be negotiated and memorialized administratively by the parties without the need to amend this Agreement.
3. This Amendment No. 4 represents all the changes to the Agreement agreed to by LICENSOR and LICENSEE. No enforceable oral representations or other agreements have been made by the parties except as specifically stated herein. All other provisions of the Agreement and prior amendments not addressed in this Amendment No. 4 shall remain in full force and effect.
4. This Amendment No. 4 may be executed by electronic signature(s) and transmitted either by facsimile or in a portable document format ("pdf") version by email and such electronic signature(s) shall be deemed as original for purposes of this Agreement and shall have the same force and effect as a manually executed original. This Amendment No. 4 may be executed in counterparts, which when taken together, shall constitute a single signed original as though all parties had executed the same page.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 4 as of the date written on the first page of this Agreement.

CALISTOGA ART CENTER

By: _____

MARCIA BEAUCHAMP, President

By: _____

CATHY POPE, Secretary

NAPA COUNTY, a political subdivision of
the State of California

By: _____

Chair Napa County Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>Jason M. Dooley</u> Deputy County Counsel</p> <p>Date: <u>December 8, 2022</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____ Processed By: _____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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