SECOND AMENDMENT OF LEASE

This Second Amendment (hereinafter, “Amendment”) of the Lease Agreement between the U.S. Department of Veterans Affairs and the Regents of the University of California of Certain Real Property and Facilities at the West Los Angeles Campus, in Los Angeles, California (the "Lease"), is made and effective as of this 10th day of December, 2020 (the “Effective Date”), by and between the U.S. Department of Veterans Affairs (hereinafter “Department” or “Lessor”), and the Regents of the University of California on behalf of its Los Angeles campus (hereinafter “Lessee” or “UCLA”).

RECITALS

A. Department and Lessee entered into the Lease effective as of December 23, 2016 and as amended effective April 3, 2017, for the lease of certain premises comprised of athletic fields and complex located on approximately 10.09 acres of real property (the "Property", as that term is defined in the Lease) in the County of Los Angeles, State of California, within the West Los Angeles Campus, all as more particularly set forth in the Lease.

B. The Department and Lessee desire by this Amendment to further amend the Lease as hereinafter provided.

TERMS

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants contained herein, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Department and Lessee do hereby agree as follows:

1. Incorporation. Recitals A and B above are hereby incorporated by reference.

2. Defined Terms. Department and Lessee hereby agree that all initial capitalized terms used in this Amendment shall have the same meaning given such terms in the Lease, as shall be appropriate, unless otherwise defined in this Amendment.

3. Amendment of Lease. The Lease is amended as of the date hereof (the “Effective Date”), as follows:

   3.1. Practice Field. VA has reviewed Lessee's submitted Schematic Design dated January 8, 2020 which is comprised of a new synthetic turf practice infield with bullpen, perimeter fencing, sports lighting, and a reconfigured parking lot with striping over slurry coat to be located within the Property on a portion of Parking Lot No. 15 (“Practice Field”) and described and depicted in Exhibit A hereto. VA hereby approves the proposed scope of work for the Practice Field, conditioned upon Lessee’s satisfaction of the following criteria and obligations:

      3.1.1. The Practice Field shall be designed, constructed, and operated under the requirements specified in the Lease, including but not limited to Article 10, and as otherwise specified in this Amendment.
3.1.2. Lessee shall be solely responsible for all costs and the implementation of approvals and construction activities associated with the Practice Field.

3.1.3. Upon completion of the Practice Field, VA and Lessee shall create, implement, and manage a program to provide ongoing access to, and use of, the Practice Field for use by Veterans and their families (“Veteran Practice Field Program”). Lessee shall provide written monthly reports describing the marketing and outreach program for the Veteran Practice Field Program opportunities and include the metrics for the actual Veteran usage of the Practice Field. These reports will include updates related to all compliance activities involving the Practice Field.

3.1.4. The Veteran Practice Field Program will take into consideration the frequency of use of the Practice Field by Lessee for practices, games, maintenance, cleaning, and other activities that are permitted under the Lease. The Veteran Practice Field Program will provide Veterans and their families access to and use of the Practice Field on a frequent and year-round basis, subject to ongoing coordination by and between VA and Lessee.

3.1.5. The Practice Field may be used by the Veteran Practice Field Program for a variety of activities, including but not limited to: baseball, softball, kickball, yoga, stretching, jogging, whiffle ball, soccer, Accessible and Para sport training, and other activities agreed to by and between VA and Lessee.

3.1.6. Lessee shall make best efforts to implement a Veteran hiring program specific to the Practice Field, with respect to contractors and employees hired for its design, construction, operation, and maintenance.

3.1.7. Lessee shall make best efforts to hire Veterans on a priority basis for the Practice Field workforce that are employed for its design, construction, operation, and maintenance.

3.2. Lessee Overflow Parking. Article 4.B of the Lease is deleted in its entirety and there shall be no further VA requirement or obligation for Lessee Overflow Parking.

4. Successors. The provisions of this Amendment shall bind and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto.

5. Integration and Restatement. The Lease and this Amendment shall not be further amended or modified except by a written instrument signed by both Department and Lessee. This Amendment shall not be construed more favorably for, or more strictly against, either party on the grounds that such party participated more or less fully in the preparation of this Amendment. Except as expressly provided herein, the Department and Lessee fully confirm, ratify, and restate the Lease and each provision thereof. Except as amended hereby, the Lease remains in full force and effect.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]
IN WITNESS WHEREOF, Department and Lessee have entered into this Amendment as of the Effective Date.

LESSEE:  
The Regents of the University of California

By: ________________________________  

Name: Gregg Goldman  
Title: Vice Chancellor and CFO  
Date: 12/10/2020

LESSOR:  
United States Department of Veterans Affairs

By: ________________________________  

Name: Alan Trinh  
Title: Deputy Director and Contracting Officer  
Date: 12/10/2020
EXHIBIT “A” - PRACTICE FIELD

The Schematic Design dated January 8, 2020 for the Practice Field is contained on the following seven (7) pages.
### Control System Summary

#### Project Information

- **Address:** 100 Constitution Avenue, Los Angeles, California 90095
- **University of California, Los Angeles**

#### Equipment Summary

- **Equipment:** [List of equipment details]

#### Control System Details

- **Zone Schedule:**
  - Zone A
  - Zone B
  - Zone C
- **Control System Summary:**
  - **Equipment:** [List of control system equipment]
  - **System Specifications:**
    - **Input:** [Details]
    - **Output:** [Details]

#### Photometric Plans

- **LT-1**
- **Sports Lighting Schematic Design**
- **Schematics:** [Details]

---

**Exhibit A** - Page 7 of 7