

AMENDMENT NO. 1 TO LICENSE OPTION AGREEMENT

This Amendment No. 1 to the License Option Agreement (“**Amendment**”) is entered into as of November 2, 2023, by and between BELL CANYON COMMUNITY SERVICES DISTRICT, a California special district (**Licensor**”), and TRIUNFO WATER & SANITATION DISTRICT (formerly known as TRIUNFO COUNTY SANITATION DISTRICT), a California special district (**Licensee**”). For good and valuable consideration, Licensor and Licensee agree as follows:

RECITALS

A. Licensor and Licensee entered into that certain License Option Agreement (“**Agreement**”), under which Licensor granted a license option to Licensee with respect to approximately 0.92 acres of unimproved real property located on the south side of Bell Canyon Road within the Bell Canyon community in the unincorporated part of the County of Ventura, State of California, identified as Assessor’s Parcel Number 685-006-023 (“**Property**”).

B. Licensee exercised that option under the Agreement on or about September 18, 2023.

C. Said License expires on or about November 2, 2023, but the Parties hereby desire to extend said License for an additional 45 days from November 2, 2023.

NOW THEREFORE, for and in consideration of the mutual, covenants and agreements set forth herein and in the Purchase Agreement, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties do hereby agree as follows:

1. **License Term Extension.** This Amendment extends the License of Licensee to use the Property for the purposes set forth in the Agreement for an additional forty-five (45) days from November 2, 2023, such that the Term of the License shall now expire on December 17, 2023.

2. **Agreement in Full Force and Effect.** Except as modified by this Amendment, all terms and conditions of the Agreement shall remain in full force and effect.

3. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

[signatures on following page]

EXECUTED as of the date first written above.

Buyer:

BELL CANYON COMMUNITY SERVICES DISTRICT, a California special district

By: 
Michael Robkin, President

Seller:

TRIUNFO WATER & SANITATION DISTRICT, a California special district

By: 
Mark Norris, General Manager

ATTEST:

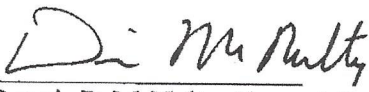
By: 
Greg McHugh, Interim General Manager/Secretary


APPROVED AS TO FORM:

Arnold, LaRochelle, Mathews, VanConas & Zirbel, LLP

APPROVED AS TO FORM:

Aleshire & Wynder, LLP


Dennis P. McNulty, General Counsel


Pam K. Lee, General Counsel