

SECOND
AMENDMENT TO JOINT LEASE AGREEMENT

PARTIES

This second Amendment to Lease (“Amendment”) is entered into between San José Unified School District (“District”) and **Catalyst Family Inc. dba Catalyst Kids**, (“Tenant,” collectively the “Parties”).

RECITALS

WHEREAS, District and Tenant entered into a Lease Agreement for before school and afterschool day care purposes at **Bachrodt Elementary School, Graystone Elementary School, Los Alamitos Elementary School, Trace Elementary School, and Williams Elementary School**, on or about September 14, 2023, and was previously amended on or about June 17, 2024, for certain real property located at **Bachrodt Elementary School** at 102 Sonora Avenue, **Graystone Elementary School** at 6982 Shearwater Drive, **Los Alamitos Elementary School** at 6130 Silberman Drive, **Trace Elementary School** at 651 Dana Avenue, and **Williams Elementary School** at 1150 Rajkovich Way, in the City of San José, Santa Clara County, California (“Lease”); and

WHEREAS, District and Tenant desire to amend the Lease to extend term for one (1) additional year per Section 9.1 Renewal Terms,

WHEREAS, District and Tenant desire to amend the Premises by reallocating the available space at Los Alamitos Elementary as E13A is needed by the District for public school purposes,

WHEREAS, District and Tenant desire to amend the Rent and Utility Pro-Rata rate,

NOW THEREFORE, in consideration of the mutual promises and covenants set forth above and contained herein, District and Tenant agree as follows:

AGREEMENT

1. Section 9 Term: Extension of terms for one year, July 1, 2025 to July 30, 2026.
2. Section 10.1: Amend the Rent (Building Lease) amount to twenty-two thousand six hundred dollars and zero cents (\$22,600.00) per month from July 1, 2025 – June 30, 2026.
3. Section 11.3: Amend the District’s Utility Pro Rata cost as of the Commencement Date(s) of the term extension (July 1, 2025-June 30, 2026) herein to \$6.69/SF/yr.
4. Exhibit “A” Description of Premises: Amend Item 1.3 per Attachment A.
5. Exhibit “D” Pro-Rata Share and FMV Use Fee: Add Exhibit D per Attachment B.
6. Except as set forth in this Amendment, all provisions of the Lease and any previous extension(s) and/or amendment(s) thereto shall remain unchanged, in full force and effect, and are reaffirmed. This Amendment shall control over any inconsistencies between it and the Lease and/or any previous extension(s) and/or amendment(s).
7. Lessee acknowledges and agrees that this Amendment shall not be binding on the Parties until and unless the San José Unified School District’s Board of Education approves this Amendment.

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IN WITNESS WHEREOF, the parties hereto have accepted and agreed to this Amendment on the later date indicated below.

Dated:

Dated: 5/13/2025

SAN JOSÉ UNIFIED SCHOOL DISTRICT

CATALYST FAMILY INC. DBA CATALYST KIDS

By:

By:

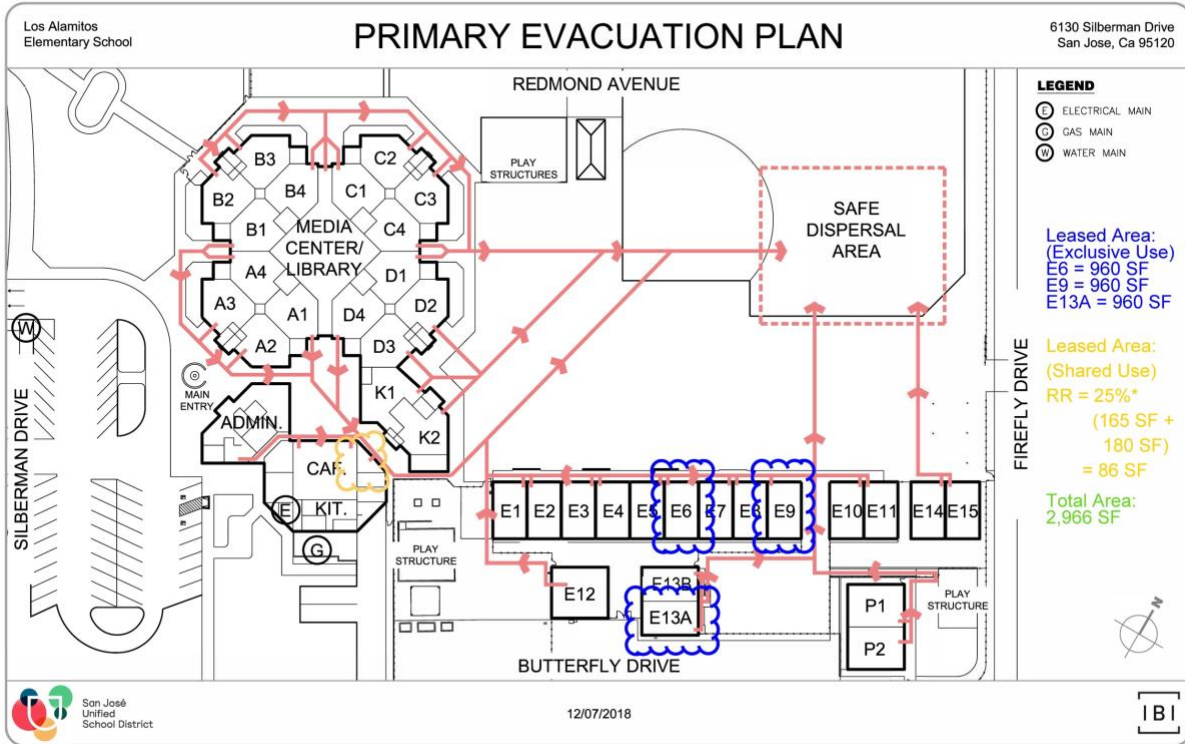
Signed by:
Susan Dumars
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Name: Tracy Morrison
Title: Director, Procurement

Name: Susan Dumars
Title: President

ATTACHEMENT A

1.3 Los Alamitos Elementary School: E6 (960 SF), Room E9 (960 SF), Room E13A (960 SF), and shared use of the site (restrooms across from K2, playgrounds and parking) facilities.



ATTACHMENT B

**EXHIBIT D
Pro-Rata Share and FMV Use Fee**

Catalyst Family, Inc. Various Sites 2025-2026
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[A] Dedicated Spaces (exclusive use)	Square Footage
Bachrodt ES - Room F5	960
Bachrodt ES - Room F6	1,440
Graystone ES - Room G35	960
Graystone ES - Room G36	960
Los Alamitos ES - E6	960
Los Alamitos ES - E9	960
Los Alamitos ES - E13A	960
Trace ES - Room C9	960
Trace ES - Room 50	960
Williams ES - Room J6	960
Williams ES - Room J7	960
Subtotal of Dedicated Spaces	11,040
[B] Shared Spaces	Square Footage
Los Alamitos Restrooms by Kitchen [25% x (165 SF+180 SF)]	86
Trace ES Restrooms by Room A10 [25% x (309 SF + 386 SF)]	174
Subtotal of Shared Spaces	260
[A+B] Total Space	Square Footage
Sum of dedicated and shared spaces	11,300

[D] Pro Rata Share (per square foot per year)	Rate	Square Feet	Subtotal
Routine Maintenance	\$0.00	11,300	\$0.00
Custodial	\$0.00	11,300	\$0.00
Grounds	\$0.97	11,300	\$10,961.00
Aquatics - Pool	\$0.00	11,300	\$0.00
Security Monitoring	\$0.31	11,300	\$3,503.00
Furniture Replacement	\$0.00	11,300	\$0.00
Natural Gas and Electricity	\$2.12	11,300	\$23,956.00
Solar	\$1.25	11,300	\$14,125.00
Water	\$0.73	11,300	\$8,249.00
Sewer	\$0.11	11,300	\$1,243.00
Waste Removal	\$0.17	11,300	\$1,921.00
Data Network	\$0.00	11,300	\$0.00
Hazardous Substance	\$0.04	11,300	\$452.00
Insurance Package	\$0.53	11,300	\$5,989.00
Property Self-insured	\$0.40	11,300	\$4,520.00
Safety	\$0.06	11,300	\$678.00
Total	\$6.69	11,300	\$75,597.00

[E] Building Lease (per square foot per year)	Rate	Square Feet	Subtotal
Building Lease	\$24.00	11,300	\$271,200.00

[D+E] Total Cost	Amount
Annual (sum of pro rata share and building lease)	\$346,797.00
Monthly (annual divided by 12)	\$28,899.75