

MONTH-TO-MONTH LEASE AGREEMENT

THIS MONTH-TO-MONTH LEASE AGREEMENT (this "**Lease**"), is made and entered into this 1st day of April 2017 by and between **NANCY J. HUGHES**, an individual ("**Landlord**"), and **CALIFORNIA URBAN FORESTS COUNCIL**, a California not for profit corporation ("**Tenant**").

WITNESSETH:

1. **Demised Premises.** Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord, that certain space located in the building (the "**Building**") at 853 Cypress Avenue, Novato, CA 94947 (the "**Property**") consisting of approximately 228 square feet (collectively, the "**Premises**"), as more particularly described on **Exhibit A** attached hereto and made a part hereof.

Landlord further grants to Tenant (a) a separate non-exclusive easement to, over, and through the main building on the Property for Tenant's use of the restrooms in such main building, (b) the right to use in common with the Landlord and other occupants and visitors to the Property the common walkways, sidewalks, and other areas of the Property intended for the common use thereof and which are necessary or convenient for Tenant's use of the Premises, and (c) the right to use the driveway of the Property for parking (collectively, "**Common Areas**").

2. **Term.** Landlord and Tenant agree the term of this Lease (the "**Term**") shall begin on April 1, 2017 (the "**Commencement Date**") and continue on a month-to-month basis. Landlord and Tenant agree that this Lease creates a tenancy from month to month and may be terminated by Landlord or Tenant upon written notice to the other delivered at least thirty (30) days before the date identified in such written notice as the last day of the Lease Term ("**Expiration Date**"), or upon such sooner date as provided for pursuant to the terms and conditions of this Lease. As of the Commencement Date, Tenant shall have exclusive possession of the Premises twenty-four (24) hours a day, seven (7) days a week. If Landlord, for any reason, cannot deliver possession of the Premises to Tenant on or before the Commencement Date, then Tenant shall not be liable for any Rent and the Commencement Date shall not occur until Landlord delivers possession of the Premises and the Premises are in fact ready for occupancy for Tenant's Permitted Use (defined below). If Landlord has not delivered possession of the Premises to Tenant within thirty (30) days of the Commencement Date, Tenant shall have the right, but not the obligation, to terminate this Lease upon written notice to Landlord and, as of such date, this Lease shall be of no further force and effect.

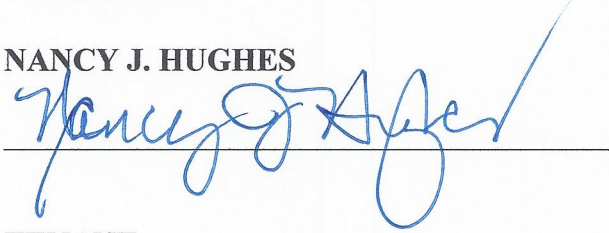
3. **Base Rent.** Commencing on the Commencement Date, Tenant shall pay to the Landlord base rent ("**Base Rent**") for the Premises at a rate of Five Hundred Dollars (\$500.00) per month. Base Rent shall be due in advance on the first day of each and every month during the Term to Landlord at the address set forth herein or at such other place as Landlord may hereafter designate in writing, except that if this Lease commences or expires on a day other than the first or last day of a month, the Base Rent shall be prorated accordingly.

4. **Additional Rent.** All other sums due from Tenant to Landlord other than Base

IN WITNESS WHEREOF, Landlord and Tenant have duly executed these presents in proper legal manner.

LANDLORD:

NANCY J. HUGHES



TENANT:

CALIFORNIA URBAN-FORESTS COUNCIL

By: _____

Name: _____

Title: _____