

Exhibit "A"

OPTION TO EXTEND TERM LEASE RIDER

This Rider is attached to and made part of that certain Lease (the "Lease") dated **November 28, 2017** between **Plaza Concordia, LLC.** as Landlord, and **Mt. Diablo Unified School District**, as tenants, covering the Property commonly known as **1800 Monument Boulevard, Concord, California, Suite M...** (the "Property"). The terms used herein shall have the same definitions as set forth in the Lease. The provisions of this Rider shall supersede any inconsistent or conflicting provisions of the Lease.

A. Grant of Option to Extend Term. Landlord hereby grants to Tenant two (2) options (the "Options") to extend the Lease Term for two (1) additional terms of three (3) years (the "Extension Term"), on the same terms and conditions asset forth in the Lease, but at an increased rent as set forth below. The Option shall be exercised only by written notice delivered to Landlord no more than One Hundred and Eighty (180) and at least One Hundred and Twenty (120) days before the expiration of the initial Lease Term. If Tenant fails to deliver to Landlord written notice of exercise of the Option within the prescribed time period, such Option shall lapse and there shall be no further right to extend the Lease Term. The Option shall be exercisable by Tenant on the express conditions that (a) at the time of the exercise, and at all times prior to the commencement of such Extension Term, Tenant shall not be in default under any of the provisions of the Lease and (b) Tenant has not been ten (10) or more days late in the payment of not more than a total of three (3) times during the Lease Term.

B. Calculation of Rent. Option Rent shall be in accordance with the following schedule:

Option 1: \$1.08 per SF per month, NNN (3% annual increases)
Option 2: \$1.18 per SF per month, NNN (3% annual increases)