

February 23, 2006

Via Certified Mail/Return Receipt Requested

St. Paul Lutheran Church of Agoura
ATTN: Chairman Board of Trustees
30600 Thousand Oaks Boulevard
Agoura Hills, CA 91301

Re: Ground Lease by and between St. Paul Lutheran Church, as Landlord, and the City of Agoura Hills, as Tenant, dated December 1, 1989 (the "Lease")

Dear Chairman Board of Trustees:

On behalf of the City of Agoura Hills ("City"), this letter serves as written notice of the City's exercise of its option to extend the term of the above-referenced Lease for a five (5) year period from the end of the Initial Term (as defined in the Lease) pursuant to Section 2.2 of the Lease. Except with respect to the extension of the Lease term effected by this notice, all of the remaining terms and provisions of the Lease shall remain the same.

If you have any questions or comments regarding the foregoing, please do not hesitate to contact the undersigned.

Sincerely,

City of Agoura Hills

By:

Denis Weber, Mayor

Attest:

Kimberly Rodrigues, City Clerk

cc: Tom Butz