AMENDMENT TO AGREEMENT

That certain Agreement dated February 27, 1975 between SANTA BARBARA COMMUNITY COLLEGE DISTRICT, as Lessee and EUGENE KUEHNLE and BERNADINE B. KUEHNLE, as Lessors, is hereby amended by adding thereto a new paragraph to be Number 13 to read as follows:

13. In addition to the option granted by Paragraph 9, Lessee shall have an option to purchase the property by giving written notice of exercise of such option prior to the commencement of the lease term, to wit; July 1, 1975. In the event such notice is given the parties shall without delay enter into escrow, which is to be completed on or before July 2, 1975, at SAFECO Title Insurance Company or such other company mutually agreed upon by the parties. The price for such sale shall be $90,000 with the purchase price of the property sold by Lessee to Lessor and described in EXHIBIT "C" to be credited against the purchase price. In the event Lessee purchases the property pursuant to this paragraph it shall not be obligated to make any rental payments. In connection with the purchase under this paragraph Lessor shall furnish and pay for a standard owner's policy of title insurance issued by a company satisfactory to Lessee in an amount of $90,000 insuring Lessee as the owner of the real property described in EXHIBIT "A" subject only to such easements, covenants, conditions, reservations, restrictions, liens or encumbrances as Lessee indicates in writing to the escrow it will accept.

IN WITNESS WHEREOF the parties have caused this Amendment to Agreement to be executed this 27 day of March, 1975.

EUGENE KUEHNLE
BERNADINE B. KUEHNLE

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
By

Enc. 5
5-2-75
3/7/75