

**AMENDMENT NO. 7 TO MANAGEMENT AGREEMENT**

This AMENDMENT NO.7 TO MANAGEMENT AGREEMENT ("Amendment") is made and entered into effective as of February 25, 2026, by and between ORANGE COUNTY SANITATION DISTRICT, a county sanitation district duly organized and existing pursuant to Section 4700 *et. seq.* of the Health & Safety Code of the State of California ("Owner"), and THE MULLER COMPANY, LLC ("Manager").

**RECITALS:**

A. Owner and Manager entered into that certain Management Agreement dated as of February 28, 2018, Amendment No 1 dated August 28, 2018, Amendment No 2 dated February 28, 2019, Amendment No 3 dated May 22, 2019, Amendment No 4 dated July 22, 2020, Amendment No 5 dated September 8, 2021, and Amendment No 6 dated November 27, 2023, (collectively the "Agreement") pursuant to which Owner contracted with Manager to provide management services for 18350 Mount Langley, Fountain Valley, California, the "Property".

B. Except as otherwise set forth herein, all capitalized terms used in this Amendment shall have the same meaning given such terms in the Agreement.

C. Owner and Manager desire to amend the Agreement to change the Management Fee and Properties, as hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Agreement shall be expanded to include the management of the following: 18250 Euclid Street, Fountain Valley, California ("Additional Property").
2. The parties hereby agree that the Owner shall pay to Manager, as compensation for Manager's management services, on a monthly basis, a management fee (the "Additional Property Management Fee") in the amount equal to \$0.05/psf/month for the actual Additional Property in addition to the existing Management Fee in the Agreement for the Property. The square footage of the Additional Property and Additional Property Management Fee is as follows:
  - a. 18250 Euclid Street 62,838 sq. ft. \$ 3,141.90/month
3. No Further Modification. Except as set forth in this Amendment No. 7, all of the terms and provisions of the Agreement shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, this Amendment No. 7 has been executed as of the day and year first above written.

**ORANGE COUNTY SANITATION DISTRICT**

**THE MULLER COMPANY, LLC**

By:

By:

  
\_\_\_\_\_  
Robert C. Thompson,  
General Manager

  
\_\_\_\_\_  
Jon Muller  
Principal

Approved as to form:

  
\_\_\_\_\_  
Scott C. Smith,  
General Counsel