the Muller company

Memorandum

To: Jon Muller c/o Jenny Blanchart
From: Suzi Mier
Date: 12/4/2023
Property: Fountain Valley - OCSD
Re: Management Agreement – Sixth Amendment

Enclosed is the Sixth amendment to Management Agreement for Mt Langley in Fountain Valley for your signature.

The current agreement set to expire on January 31, 2024 will be extended on a month to month basis and removes the demolished Bandilier Street buildings from the agreement.

This Amendment reflects a 5% increase effective 2/1/2024.

18881 VON KARMAN AVENUE, SUITE 400, IRVINE, CA 92612
T 949-476-9800 U WWW.AIRPORT-TOWER.COM

AMENDMENT No. 6 TO MANAGEMENT AGREEMENT

This **AMENDMENT No. 6 TO MANAGEMENT AGREEMENT** (the "Amendment"), dated November 27, 2023 for reference purposes only, by and between ORANGE COUNTY SANITATION DISTRICT, a county sanitation district duly organized and existing pursuant to Section 400 et. seq. of the Health and Safety Code of the State of California ("Owner") and THE MULLER COMPANY, LLC, a California limited liability company ("Manager") is hereby made a part of that certain Management Agreement dated as of February 28, 2018, as amended by 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, and Amendment No. 5 dated September 8, 2021 (the "Agreement").

All terms used herein, which are defined in the Agreement shall have the same meanings herein as are ascribed to such terms in the Agreement. If there is any conflict between the provisions of this Amendment and the provisions of the Agreement, this Amendment shall control.

In consideration of the promises contained herein, and for other good and valuable consideration, the Agreement is now further amended as follows:

1. ELIMNATION OF PROPERTIES

Effective as of February 1, 2024, Manager shall no longer manage the following properties:

18368 Bandilier Circle, Fountain Valley, CA

18375 Bandilier Circle, Fountain Valley, CA

18381 Bandilier Circle, Fountain Valley, CA

18384 Bandilier Circle, Fountain Valley, CA

Effective as of February 1, 2024, the Agreement shall only pertain to 18350 Mt. Langley, Fountain Valley, CA ("Remaining Property").

2. TERM OF AGREEMENT FOR REMAINING PROPERTY

Effective as of February 1, 2024, the term of the Agreement shall be month-to-month, terminable by either party on 30-days' notice to the other party.

3. MANAGEMENT FEE FOR REMAINING PROPERTY

The monthly Management Fee for the Remaining Property will be the sum of $2,100.00.

4. INCORPORATION

Except as expressly modified herein, all terms and conditions described in the Agreement shall remain unmodified and in full force and effect.

5. EXECUTION

This Agreement may be executed in counterparts. Facsimile copies and/or photocopies and/or electronically transmitted copies of signatures, including electronic signatures, via DocuSign or a comparable electronic signature service, shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, the parties have entered into this Amendment. THIS AMENDMENT SHALL NOT BECOME EFFECTIVE UNLESS AND UNTIL EXECUTED BY BOTH OWNER AND MANAGER.

SIGNATURES ON NEXT PAGE

DATED: , 2023

ORANGE COUNTY SANITATION DISTRICT,

a county sanitation district duly organized and existing pursuant to Section 400 et. seq. of the Health and Safety Code of the State of California

By: _____

Name: Wally Ritchie

Title: Director of Finance

DATED: , 2023

THE MULLER COMPANY, LLC,
a California limited liability company

By: _____

Jon Muller, Principal