

September 5, 2019

VIA CERTIFIED MAIL

Alex Gutierrez  
Downtown San Diego Partnership, Inc.  
401 B St., Suite 100  
San Diego, CA 92101

RE: Fiscal Year (FY) 2020 Business Improvement District Management Agreement

Dear Mr. Gutierrez,

Enclosed for your records is a fully executed copy of the FY 2020 Business Improvement District Management Agreement between the City of San Diego and Downtown San Diego Partnership, Inc.

Please contact me at (619) 533-6339 with any additional questions.

Sincerely,



Jocelyn Maggard  
Business Development Specialist  
Business Expansion, Attraction and Retention (B.E.A.R.) Division

cc: Norma Medina, Business Development Officer, B.E.A.R Division  
Elizabeth Studebaker, Assistant Deputy Director B.E.AR Division

**FIRST AMENDMENT  
TO THE FISCAL YEAR 2019  
BUSINESS IMPROVEMENT DISTRICT MANAGEMENT AGREEMENT  
FOR FISCAL YEAR 2020**

This First Amendment to the Business Improvement District Management Agreement Fiscal Year 2020 (“**First Amendment**”) is dated as of July 1, 2019, for reference purposes only, and is entered into by and between the CITY OF SAN DIEGO, a municipal corporation (“**City**”), and the DOWNTOWN SAN DIEGO PARTNERSHIP, INC., a California non-profit public benefit corporation (“**Manager**”). City and Manager are sometimes referred to in this First Amendment, each individually, as a “**Party**” or, collectively, as the “**Parties**.” This First Amendment is entered into by City and Manager with reference to the following recited facts (“**Recitals**”):

**RECITALS**

A. The Parties entered into that certain Business Improvement District Management Agreement Fiscal Year 2019, dated July 1, 2018 (“**Agreement**”);

B. Pursuant to sections 3 and 3.1 of the Agreement, the “**Initial Term**” was for one year, beginning July 1, 2018 and ending June 30, 2019, with the option to extend in individual fiscal year durations up to four times, with approval of each such extension (each, an “**Extended Term**”) by the City Council;

C. The beginning of each Extended Term is subject to the following conditions: (a) Manager is not in Default on the last day of the Initial Term or the immediately preceding Extended Term, as applicable; (b) the Extended Term has been approved by the City Council; and (c) the Manager Representative has approved the Extended Term;

D. City and Manager desire to extend the Initial Term of the Agreement for one fiscal year, from July 1, 2019 through and including June 30, 2020;

E. The City Council approved an Extended Term of the Agreement for fiscal year 2020 in Resolution R-312489, effective May 22, 2019;

NOW, THEREFORE, CITY AND MANAGER AGREE, AS FOLLOWS:

1. **Incorporation of Recitals.** The Recitals set forth above are true and correct and are incorporated into this First Amendment by this reference, as though fully set forth in this First Amendment.
2. **Agreement Term Extension.** The parties extend the Initial Term of the Agreement for an Extended Term, from July 1, 2019, through and including June 30, 2020.

3. **Confirmation of Agreement.** The Agreement, as amended by this First Amendment, is in all respects confirmed and all of the terms, provisions and conditions of the Agreement, as amended by this First Amendment, shall be and remain in full force and effect.

4. **Entire Agreement.** The Agreement, as amended by this First Amendment, represents the entire understanding between the Parties about the subject matter of the Agreement, as so amended.

5. **Counterparts.** This First Amendment may be signed by the authorized representatives of the Parties in multiple counterpart originals (including facsimile or electronic counterpart originals), each of which shall be deemed an original, and all such counterpart originals, when taken together, shall constitute one agreement.

6. **Principles of Interpretation.** No inference in favor of or against any Party shall be drawn from the fact that such Party has drafted any part of this First Amendment. The Parties participated substantially in the negotiation, drafting, and revision of this First Amendment, with advice from legal and other counsel and advisers of their own selection. A word, term or phrase defined in this First Amendment may be used in the singular, plural, past tense or future tense, regardless of how it is defined, all in accordance with ordinary principles of English grammar, which shall govern all language in this First Amendment. The words "include" and "including" in this First Amendment shall be construed to be followed by the words: "without limitation." Each collective noun in this First Amendment shall be interpreted as if followed by the words "(or any part of it)," except where the context clearly requires otherwise. Every reference to any document, including the Agreement, refers to such document, as modified from time to time (excepting any modification that violates the Agreement), and includes all exhibits, schedules, addenda and riders to such document. The word "or" in this First Amendment includes the word "and," except where the context clearly requires otherwise. Every reference to a law, statute, regulation, order, form or similar governmental requirement in this First Amendment refers to each such requirement as amended, modified, renumbered, superseded or succeeded, from time to time.

7. **Governing Law.** The procedural and substantive laws of the State of California shall govern the interpretation and enforcement of this First Amendment, without application of conflicts of laws principles or statutes.

8. **Binding on Successors and Assigns.** This First Amendment shall be binding upon and inure to the benefit of the Parties and their respective legal representatives, successors and assigns.

9. **No Other Representations or Warranties.** Except as expressly set forth in this First Amendment, no Party makes any representation or warranty material to this First Amendment to any other Party.

10. **Incorporation of Defined Terms.** All terms, phrases and words indicated to be defined terms by initial capitalization in this First Amendment that are not specifically defined in this First Amendment (if any) shall have the meaning ascribed to the same term, phrase or word in the Agreement.


**SIGNATURE PAGE  
TO  
FIRST AMENDMENT  
TO THE FISCAL YEAR 2019  
BUSINESS IMPROVEMENT DISTRICT MANAGEMENT AGREEMENT  
FOR FISCAL YEAR 2020**

IN WITNESS WHEREOF, City and Manager sign and enter into this First Amendment, by and through the signatures of their respective authorized representatives, as follows:

**CITY:**

The City of San Diego, a municipal corporation

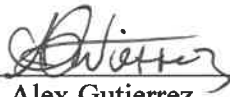
By: \_\_\_\_\_

  
Lydia Moreno  
Deputy Director  
Economic Development Department

**MANAGER:**

DOWNTOWN SAN DIEGO  
PARTNERSHIP, INC., a non-profit public  
benefit corporation

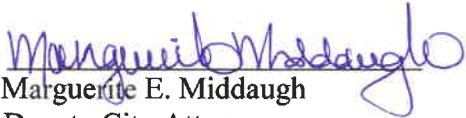
By: \_\_\_\_\_

  
Name: Alex Gutierrez  
Title: Director of Special Districts

**APPROVED AS TO FORM:**

MARA W. ELLIOTT  
City Attorney

By: \_\_\_\_\_

  
Marguerite E. Middaugh  
Deputy City Attorney