



BOARD OF SUPERVISORS

Form 11: LICENSE AGREEMENT – COUNTY OF RIVERSIDE/PROVIDER CONTRACT  
FOOD SERVICE, LLC

March 31, 2003

Page 2

**BACKGROUND:** (Continued)

The License Agreement is summarized below:

Licensee and Address: Provider Contract Food Service, LLC  
6104 Riverside Avenue  
Riverside, CA 92506

Location: Riverside County Administrative Center, First Floor Annex  
4080 Lemon Street  
Riverside, California  
  
Designated interior area, plus exclusive atrium and exterior seating.

Size: Approximately 4,000 Square Feet.

Term: Seven (7) Years. Estimated to commence within 180 days from Board of Supervisors approval.

Options to Extend: Seven (7) Years.

Rent: Monday-Friday \$26,640.00 per year.  
Saturday/Sunday additional 2.5 times prorated daily rental rate.

Profit Sharing: 20% of net profit, with a maximum of 6% of annual gross sales.

Rental Adjustments: CPI increase beginning the sixth year, with annual adjustments thereafter.

Design/Improvements: Final design to be presented and approved by County. Tenant Improvements provided by Licensee, at no cost to County.

Hours of Operation: Breakfast and lunch shall be served during the published hours and days County is open for business. Extended hours for dinner and weekend business may commence at the discretion of Licensee, with prior notice to County.  
  
Licensee shall have access at all times for purposes related to the operation and maintenance of the café.

Interior/Exterior Maintenance: Licensee shall maintain the café equipment, grease traps and plumbing.  
  
County to provide maintenance on the structural and mechanical systems.

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: LICENSE AGREEMENT – COUNTY OF RIVERSIDE/PROVIDER CONTRACT  
FOOD SERVICE, LLC

March 31, 2003

Page 3

**BACKGROUND:** (Continued)

Custodial: Licensee solely responsible for the interior premises. In addition, Licensee to provide cursory cleaning in the atrium and exterior seating areas throughout the day.

County to provide in the atrium and exterior seating areas once each evening.

Utilities: County to provide, excluding telephone.

Parking: County to provide one designated parking space for Licensee's catering van.

County Counsel has reviewed and approved the attached document as to form.