

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

219
A



FROM: Department of Facilities Management

SUBMITTAL DATE: May 21, 2003

SUBJECT: THIRDA MENDMENT TO LEASE - DEPARTMENT OF PUBLIC SOCIAL SERVICES / 1020 IOWA AVENUE, INC.

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Third Amendment to Lease agreement and authorize the Chairman of the Board to execute same on behalf of the County.

BACKGROUND: County holds a leasehold interest as Lessee, under a lease between County and Iowa Avenue, Inc., for the facility located at 1020 Iowa Avenue, Suite B, Riverside. County's Department of Public Social Services occupies the facility at this location for its Self-Sufficiency and Adult Protective Services (APS) Divisions. The facility continues to meet the needs of DPSS and therefore a lease extension has been requested. The Department of Facilities Management, Real

(Continued on Page 2)

MJS:SG:sh
8.353

T.V. Miller
for **MICHAEL J. SYLVESTER**, Director
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ 30,900
NET COUNTY COST \$ 309 (1%)

ANNUAL COST \$39,000
IN CURRENT YEAR BUDGET: Yes
BUDGET ADJUSTMENT: No FOR FY 02/03

SOURCE OF FUNDS: 50% Federal; 47% State; 1% County General Fund; 2% Social Services
Realignment

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

[Signature]

Prev. Agn. ref.
; 11/21/99, #3.6

Dist. 1

AGENDA NO.

3.25

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5-29-03

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Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES /
1020 IOWA AVENUE, INC.

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BACKGROUND: (Continued)

Estate Division, has negotiated a three and one half year lease term extension and, in addition, the landlord will complete the requested improvements to the premises as specified in the attached lease amendment.

The attached Third Amendment to Lease is summarized below:

Lessor: 1020 Iowa Avenue, Inc.
c/o Essex Real Management, Inc.
1410 Third Street, Suite 11
Riverside, California 92517

Premises Location: 1020 Iowa Avenue, Suite "B", Riverside

Size: 2,500 square feet

Term: Commencing July 1, 2003, extended to December 31, 2006.

Rent:	From:	To:
	\$1.04 per square foot	\$1.30 per square foot
	\$2,600 per month	\$3,250 per month
	\$30,900 per year	\$39,000 per year

Custodial Services: Included in the monthly rent

Utilities: All included in monthly rent, except electrical and telephone services
County pays electrical and telephone services

Interior/Exterior Maintenance: Included in the monthly rent

Improvements: Painting to suite B, electrical, additional HVAC, new automated security gate, floor coverings throughout suite A.

Option to Terminate: Yes, funding cut; 60 days notice

Penalty for Early Termination: Yes, four months rent

Data/Communications Cost: None

The attached Third Amendment to Lease was approved as to form by County Counsel.