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



**FROM:** Economic Development Agency      **SUBMITTAL DATE:** July 31, 2003

**SUBJECT:** Amendment to Lease dated September 21, 1999 between the County of Riverside, as Lessor, and French Valley Café, Inc., a California Corporation, as Lessee.

**RECOMMENDED MOTION:** That the Board approve the Amendment to Lease dated September 21, 1999 between the County of Riverside as Lessor and French Valley Café, Inc., as Lessee, and authorize the Chairman to execute the Amendment to Lease.

**BACKGROUND:** On September 21, 1999 the County entered into a ten year Lease with French Valley Café, Inc., for an unimproved restaurant space, in the French Valley Airport Terminal Building, which had been vacant since the Terminal Building was completed in 1992.

The Lessee's sales volumes did not match projections and as of December of 2002 the Lessee owed the County \$14,740 in back rent and \$1,565 needed to reinstate the security deposit called for in the Lease.

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Bradley J. Hudson,  
Assistant County Executive Officer/EDA

**FINANCIAL DATA:**

CURRENT YEAR COST: \$0  
NET COUNTY COST: \$0  
BUDGET ADJUSTMENT: NO  
COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO  
SOURCE OF FUNDS: NA

ANNUAL COST \$0  
IN CURRENT YEAR BUDGET: NA  
FOR FY: NA

**C.E.O. RECOMMENDATIONS:**

**APPROVE**

FORM APPROVED  
COUNTY COUNSEL

AUG 11 2003

County Executive Officer Signature: *Bronda King*

BY *Jordan V. Ubo*

Department Recommendation:  Consent  Policy  
Per Executive Office:  Consent  Policy

Prev. Agn. Ref.  
3.14 of 3/16/99  
3.28 of 9/21/99

Dist.  
3rd

AGENDA NO.

**3.18**

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

**BACKGROUND (Cont'd)**

The Economic Development Agency's Aviation Division staff and Lessee have negotiated an Amendment to the Lease that modifies the rental structure and allows the Lessee to repay back rent owed and to reinstate the required security deposit over a period of approximately thirty-five (35) months. The Lessee's responsibilities for maintenance and professional cleaning of the grease traps and sewer lines associated with the restaurant's operations are also clearly defined in the lease amendment.

The Economic Development Agency's Aviation Division staff recommends approval of the Amendment to Lease dated September 21, 1999 between the County of Riverside as Lessor and French Valley Café, Inc., as Lessee. County Counsel has approved the Lease Amendment as to form.

**AMENDMENT SUMMARY:**

**Revised Rent:**

1. January 2003 - base rent reduced to \$1,300
2. February through June 2003 - \$1,800 base rent plus \$300 toward reinstating security deposit
3. July 2003 through June 2005 - \$2,100 base rent plus \$500 toward back rent owed
4. July 2005 and continuing for the balance of the term - \$3,000 (+ COLI adj. from 10/1/03) plus \$500 until balance of the back rent is repaid (approximately 5.5 months)

**Maintenance:** The Lessee is to have grease traps and sewer lines professionally cleaned at least quarterly and provide the County with documented proof of such cleaning within ten (10) days of completing each cleaning.