

624

901



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
January 27, 2003

SUBJECT: FIRST AMENDMENT TO LEASE AGREEMENT, COUNTY OF RIVERSIDE/CAMPUS MEDICAL CENTER, LLC

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

BACKGROUND: The County of Riverside has a lease agreement with Campus Medical Center, LLC, to occupy 74,000 square feet in the currently under construction office building located at 14375 Nason Street, Moreno Valley. The lease agreement includes a Delay in Delivery of Premises provision that provides for monetary penalties and as well as a lease cancellation option should Lessor fail to complete the building construction by certain dates. These dates are December 30, 2003, for a per day penalty and June 30, 2004, for a lease cancellation.
(Continued on Page 2)

*Elisabeth Bennett for Douglas D. Sagley
Susan D. Harrington
Carla M. Anderson for Ken Konors*

Departmental Concurrence

MJS:HHR:db
8.824

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$	In Current Year Budget:	-0-
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	-0-
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	03/04

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *[Signature]*

Consent
 Policy

 Consent
 Policy

 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 12/23/03 #3.19 | District: 5 | Agenda Number:

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

3.10

COUNTY OF RIVERSIDE
OFFICE OF THE CLERK OF THE BOARD
RECEIVED RIVERSIDE COUNTY
EXECUTIVE

BACKGROUND: (Continued)

A revision to these dates has been requested by the Lessor and the Real Estate Division is in agreement with this request. The Lessor anticipates occupancy in April, 2004, and this First Amendment to Lease extends the penalty date to August 1, 2004, to allow a cushion for unforeseen delays.

Lessor and Address:	Campus Medical Center, LLC 14340 Elsworth Street, Suite 108 Moreno Valley, CA 92553
Location:	14375 Nason Street, Moreno Valley, CA
Size:	74,000 square feet
Term:	Ten (10) years.
Rent:	\$1.66 per square foot. \$122,458.20 per month.
Rental Adjustments:	Three percent (3%) annually.
Improvements:	Provided by Lessor, included in rent.
Interior/Exterior Maintenance:	Provided by Lessor, included in rent.
Custodial:	Provided by Lessor, included in rent.
Utilities:	County pays for utilities, including electric, gas, water and sewer.
Option to Terminate:	None, except for non-performance and damage and destruction.
Parking:	Currently estimated at 376 spaces and sufficient for tenants' needs.