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914



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 22, 2004

SUBJECT: First Amendment to Lease between CJP, Ltd, Lessor and County of Riverside, Department of Mental Health

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

BACKGROUND: This First Amendment to Lease represents a request from the Department of Mental Health to renew their lease agreement at 623 North Main Street, Suites D9 – D12, Corona. The renewal shall be for thirty six (36) months commencing on May 1, 2004. The monthly rent shall be increased three (3%) from \$6,691.15 to \$6,891.99 per the original agreement. An Option to Terminate clause due to loss of funding with sixty (60) days written notice has been incorporated in the Amendment. This facility continues to meet the needs and requirements of the department. No other provisions of the Lease Agreement are affected by this First Amendment to Lease.

*See J. Hubota
4-1-04*

MJS:TW:db
8.951

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$80,695	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$5,019	Budget Adjustment:	No
	Annual Net County Cost:	\$5,170	For Fiscal Year:	03/04

SOURCE OF FUNDS: 46.92 Federal, 4.78% FFP, 34.93% State, 7.15% 3rd Party, 6.22% County

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

John D. Summers

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

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

3.6 12/8/98

2nd Dist.

3.12

OFFICE EXECUTIVE

The attached Lease Agreement is summarized below:

Lessor: CJP, Ltd.
17165 Newhope Street, Suite H
Fountain Valley, California

Premises Location: 623 North Main Street, D9-D12
Corona, California

Size: 4,756 square feet

Term: Thirty Six (36) months

Rent: From: \$ 1.41 per sq. ft. To: \$ 1.44 per sq. ft.
\$ 6,691.15 per mo \$ 6,891.88 per mo
\$80,329.80 per year \$82,702.56 per year

Rent Adjustment: Three (3%) per year.

Custodial Service: Provided by Lessor

Utilities: Lessor pays for gas, water, sewer service and refuse Collection,
County pays for telephone and electric.

Interior/Exterior
Maintenance: Provided by Lessor

Improvements: None

Option to Terminate: For loss of funding with sixty (60) days notice.

Parking: In common with other tenants, sufficient to meet County of needs.

The attached First Amendment is approved as to form by County Counsel.