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

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 15, 2006

SUBJECT: First Amendment to Lease – Department of Human Resources Riverside / Riverside Centre Associates, Lessor

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

BACKGROUND: On February 9, 1999, the County entered into a lease for the facility located at 3499 Tenth Street, First and Second Floors, Riverside, for office space. This Lease is scheduled to expire on November 11, 2006. This facility is occupied by the Human Resources Department, Risk Management Division, and continues to meet the needs of the department. The First Amendment to Lease will extend the Lease for a period of five (5) years effective as of November 1, 2006 and terminating October 31, 2011.

(Continued on page 2)

Departmental Concurrence

Robert Field, Director
Department of Facilities Management

RF:MH:eo
10.123

FINANCIAL DATA	Current F.Y. Total Cost:	\$181,563	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: 10000-11301-00000-526700

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

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

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

[Handwritten Signature] AUG 28 2006
BY Gordon V. Woo

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

Prev. Agn. Ref.:
2/9/99,3.8

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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BOARD OF SUPERVISORS

Form 11: First Amendment to Lease – Department of Human Resources Riverside
/ Riverside Centre Associates, Lessor

August 15, 2006

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BACKGROUND: (Continued)

The attached First Amendment to lease is summarized below:

Lessor's Address: Riverside Centre Associates, L.P.
3403 Tenth Street, 7th Floor
Riverside, California, 92501

Location: 3499 Tenth Street, First and Second Floor, Riverside, CA

Term: Effective as of November 1, 2006 and terminating October 31, 2011

Size: 10,750 square feet

Rent:

	<u>Current</u>		<u>New</u>	
	\$ 1.97	per square foot	\$ 2.03	per square foot
	\$ 21,179.51	per month	\$ 21,822.50	per month
	\$254,154.12	per year	\$261,870.00	per year

Rent Adjustment: Three percent (3%) annual increases.

Utilities: County shall pay for all telephone services and Lessor shall provide and pay for all other utility services.

Custodial Services: Lessor provides.

Maintenance: Lessor provides.

Parking: County's right to thirty (30) parking spaces shall be terminated with this Lease extension.

RCIT Cost: None.

Tenant Improvements: None.

Market Data:

3403 Tenth Street, Riverside	\$2.05 FSMG
3880 Lemon Street, Riverside	\$2.10 FSMG
3850 Vine Street, Riverside	\$1.95 FSMG

The attached First Amendment to Lease has been approved as to form by County Counsel.