

BACKGROUND: (Continued)

The Second Amendment to Lease is summarized below:

Lessor: Frank C. Freitas and Eleanor Freitas
5315 Cascades Street
Chowchilla, California 93610

Premises Location: 4275 Lemon Street, Suites 100, 101 and 251
Riverside, California 92501

Size: 6,741 square feet.

Term: Three (3) years.

Rent: \$ 1.85 per sq. ft.
\$ 12,470.85 per month
\$149,650.20 per year

Improvements: Not to exceed \$45,000.00.

RCIT Costs: \$93,800.00 (Paid by Public Defender)

The attached Second Amendment has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA: The tenant improvement costs for this Second Amendment to Lease will be fully funded through the Public Defender's budget. The Public Defender has budgeted these costs in FY 2007/08; however, Facilities Management requires a budget adjustment to its FY 2007/08 Real Property budget to cover related transactional costs with the property owners. While Facilities Management will front the costs for the Second Amendment to Lease with the property owners, the Public Defender will reimburse Facilities Management for all associated costs.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$45,000
10000-7200400000-572500 – Intra – Leases	(\$45,000)

Exhibit B

Public Defender Lease Cost Analysis for FY 2007/08 4275 Lemon Street, Suite 100, 101 and 251, Riverside, California

Tenant Improvement Costs for Expansion Space:	\$	45,000
RCIT Improvements:	\$	93,800
FM Lease Management Fee (Based @ 4.21%)	\$	<u>1,895</u>
Total Estimated Lease Cost FY 2007/08:	\$	140,695

Exhibit B

Public Defender Lease Cost Analysis for FY 2008/09 4275 Lemon Street, Suite 100, 101 and 251, Riverside, California

Current Square Feet Occupied:

Office: 6,741 SQFT
Cost per Square Foot: \$ 1.85

Estimated Lease Cost Per Month (July 1, 2008 - February 28, 2009)	\$	149,650	
Annual 4% Increase	\$	5,986	
Estimated Lease Cost (July 1, 2008 - June 30, 2009)			\$ 155,636

Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs (July 1, 2008 - June 30, 2009)	\$	-	
FM Lease Management Fee (Based @ 4.21%)			\$ 6,552
Total Estimated Lease Cost FY 2008/09:	\$		162,188