

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

550



FROM: Economic Development Agency(EDA)

SUBMITTAL DATE:
September 2, 2008

SUBJECT: First Amendment to Mecca Community Pharmacy Lease at 91-275 Avenue 66, Mecca, CA

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the First Lease Amendment between AMIS Pharmacy Corporation DBA, Mecca Community Pharmacy, as Lessee, and the County of Riverside Economic Development Agency, as Lessor;
2. Authorize the Chairman to execute the First Lease Amendment; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the First Lease Amendment.

BACKGROUND: On April 8, 2008, the Board of Supervisors approved a Lease between the County of Riverside Economic Development Agency, Lessor, and AMIS Pharmacy Corporation DBA, Mecca Community Pharmacy, Lessee, for occupancy of Suite 200 in the Mecca Family Care Center at 91-275 Avenue 66, Mecca, CA.

(Continued on Page 2)

FORM APPROVED COUNTY COUNSEL
DATE 9/23/08
BY MICHELLE CLACK
Departmental Concurrence

Deanna Lorson

RZ:DL:TE:GS:OC

M:\RealProperty\Facilities\MeccaPharmacy\Facilities Mecca Form 11.doc

Robin Zimpfer, Assistant County Executive Officer/EDA
by Deanna Lorson, Managing Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	No

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

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

C.E.O. RECOMMENDATION: APPROVE

BY *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

Consent Policy
 Consent Policy

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

Prev. Agn. Ref.: 04/08/08 3.7

District: 4th

Agenda Number:

3.20

The First Amendment changes the term and utilities as follows:

Original Term:

Two years with an option to extend for five years for a total of seven years.

First Amendment Term:

Two years (starting August 1, 2008) with a first option to extend for three years (through July 31, 2013) and a second option to extend for an additional five years (through July 31, 2018) for a total of ten years.

Original Utilities:

Rent includes all utilities (excluding phones and computers) through term of the Lease.

First Amendment Utilities:

Rent shall include all utilities (excluding phones and computers) for the first two years of the Lease. After two years, (starting August 1, 2010) utilities will be prorated.

During the first two years, the Lessee expects to invest significant financial resources toward establishing the Pharmacy in Mecca, therefore extending the Lease will provide options for the Pharmacy to become profitable and provide invaluable service to the surrounding community.