

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



FROM: Economic Development Agency

SUBMITTAL DATE:

May 28, 2009

SUBJECT: First Amendment to Revenue Lease – Riverside Centre, Riverside

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

BACKGROUND:

O'Reilly Public Relations, Inc., has occupied Suite 110 at Riverside Centre, 3403 Tenth Street, since April 1, 2006. Pursuant to the terms of their lease agreement they have exercised their option to extend their lease for an additional five (5) years commencing on August 1, 2009. This Form 11 and First Amendment to Lease represent this renewal.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$-0-	For Fiscal Year:	08/09

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
BY: Jennifer L. Sargent
County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 3/3/09
DATE
GORDON V. WOO

Departmental Concurrence

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

Prev. Agn. Ref.: District: 2 Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.18

(Continued)

BACKGROUND:

Lessor: County of Riverside
Economic Development Agency
3133 Mission Inn Avenue
Riverside, California 92507

Lessee: O'Reilley Public Relations

Premises Location: 3403 Tenth Street, Suite 110
Riverside, California 92501

Size: 4,452 square feet

Term: Five years commencing August 1, 2009

Rent: \$ 2.38 per sq. ft.
\$ 10,595.76 per month
\$127,149.12 per year

Rental Adjustments: Three percent

Utilities: Provided by County

Custodial Services: Provided by County

Maintenance: Provided by County

Parking: 1 reserved and 13 unreserved at prevailing rate

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

1 **FIRST AMENDMENT TO LEASE**
2 (3403 Tenth Street, Suite 110, Riverside, California)

3 **COUNTY OF RIVERSIDE**, herein called "County", as successor in interest to
4 **RIVERSIDE CENTRE ASSOCIATES, L.P.**, and **O'REILLY PUBLIC RELATIONS,**
5 **INC.**, a Nevada corporation, herein called "Lessee", agree to amend that certain Lease
6 dated April 1, 2006, for the premises located at 3403 Tenth Street, Suite 110,
Riverside, California as move particularly shown on Exhibit "A" attached hereto as
follows:

7 **1. Term.** The Term of this Lease shall be extended five (5) years
8 commencing August 1, 2009, and terminating on July 31, 2014.

9 **2. Rent.** Monthly Rent shall be \$10,595.76 per month commencing August
1, 2009.

10 **3 Early Termination.** Lessee shall have the right to terminate this Lease
11 by providing County with ninety (90) days written notice prior to the termination date.

12 **4.** Effective January 1, 2009, the following paragraphs of the Lease are
13 deleted in their entirety; 2.10 Base Year, 2.12 Tenants Share, 6 (a) (b) (c) Operating
14 Expenses, 6.2 Payment for Increases in Operating Expenses, 6.3 Manner of Payment,
6.4 Final Statement.

15 **5. Notices.** Paragraph 2.19 is deleted in its entirety and replaced with the
following:

16 County of Riverside
17 Economic Development Agency
3133 Mission Inn Avenue
18 Riverside, California 92507

19 **6.** Except as modified or supplemented by this First Amendment to Lease,
20 all provisions of this Lease shall remain in full force and effect.

21 ///
22 ///
23 ///

1 7. This First Amendment to Lease shall not be binding or consummated
2 until its approval by the Board of Supervisors of Riverside County.

3 Dated: _____

**O'REILLY PUBLIC RELATIONS, INC., a
Nevada corporation**

4
5
6 By: *Patrick J. O'Reilly*
Patrick J. O'Reilly, President/CEO

7
8 **COUNTY OF RIVERSIDE**

9
10 By: _____
Jeff Stone, Chairman
Board of Supervisors

11 Attest:
12 Kecia Harper-Them
Clerk of the Board

13
14 By: _____
Deputy

15
16 Approved as to Form:

17 Pamela J. Walls
18 ~~Interim~~ County Counsel

19 By: *Gordon V. Woo 3/3/09*
Gordon V. Woo
Deputy County Counsel

20
21 TW:pa
2/5/09
RV422
12.482
22