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

FROM: Economic Development Agency

SUBMITTAL DATE:
July 29, 2010

SUBJECT: Second Amendment to Revenue Lease - Superior Courts of California, Riverside

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

BACKGROUND: The Superior Courts entered into a Revenue Lease Agreement with the County of Riverside on June 10, 2008, for the premises located 3403 Tenth Street, Suites 120 and 800, Riverside, California. This facility continues to meet the needs and requirements of the Courts and a one (1) year renewal has been negotiated.

(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:	N/A

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

C.E.O. RECOMMENDATION: APPROVE

BY:

County Executive Office Signature

Dept't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 3.19 of 6/10/08, 3.34 of 9/29/09 | District: 2 | Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

3.18

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: 6-6-10
SYNTHIA M. GUNZEL

Thomas A. Cahraman, Presiding Judge

BACKGROUND: (Continued)

Lessor: County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 500
Riverside, California

Premises Location: 3403 Tenth Street, Suites 120 and 800
Riverside, California

Term: One (1) year commencing July 1, 2010

Size: 3,123 square feet

Rent: \$2.25 per square foot
\$7,026.75 per month
\$84,321.00 per year

Rental Adjustment: Three percent (3%)

Custodial Services: Provided by County

Maintenance: Provided by County

Utilities: Provided by County

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

FINANCIAL DATA:

There are no costs associated with this Form 11.

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SECOND AMENDMENT TO LEASE
3403 Tenth Street, Suites 120 & 800
Riverside, California

This **SECOND AMENDMENT TO LEASE** ("Second Amendment") is made as of _____, 2010 by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), and the **SUPERIOR COURTS OF CALIFORNIA**, ("Lessee")

1. Recitals.

a. County and the Superior Courts of California, entered into that certain lease dated June 10, 2008, (the "Original Lease") pursuant to which Lessee leased a portion of that certain building located at 3403 Tenth Street, Suites 120 & 800, Riverside, California (the "Building"), as more particularly shown on Exhibit "A", attached hereto and made a part hereof.

b. The Original Lease has been amended by:

i. That certain First Amendment to Lease dated September 29, 2009 by and between the County of Riverside and the Superior Courts of California (the "First Amendment").

c. The Original Lease, as heretofore, currently, or hereafter amended, shall hereafter be referred to as the "Lease".

NOW THEREFORE, for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

2. Capitalized Terms: Second Amendment to Prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Second Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof. The Lease remains in full force and effect except to the extent amended by this Second Amendment.

3. Term. Section 1 of the First Amendment to Lease is hereby amended as follows: The term of this Lease shall be extended an additional twelve (12) months commencing on July 1, 2010 and terminating on June 30, 2011.

4. Rent. Section 2 of the First Amendment to Lease is hereby amended as follows: The new monthly rent for the extended term shall be \$7,026.25 per month effective July 1, 2010.

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1 **5. Notices.** Section 30 of the Lease shall be amended as follows. Any notices
2 required or desired to be served by either party upon the other shall be addressed to the
3 respective parties as set forth below:

3 COUNTY:
4 County of Riverside
5 Economic Development Agency
6 3403 Tenth Street, Suite 500
7 Riverside, California 92501

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

8 **7.** This Second Amendment to Lease shall not be binding or consummated until
9 its approval by the Board of Supervisors of Riverside County.

9 Dated: 7/15/10

SUPERIOR COURTS OF CALIFORNIA

11 By: T. Cahraman
12 Thomas A. Cahraman, Presiding Judge

COUNTY OF RIVERSIDE

14 By: _____
15 Marion Ashley, Chairman
16 Board of Supervisors

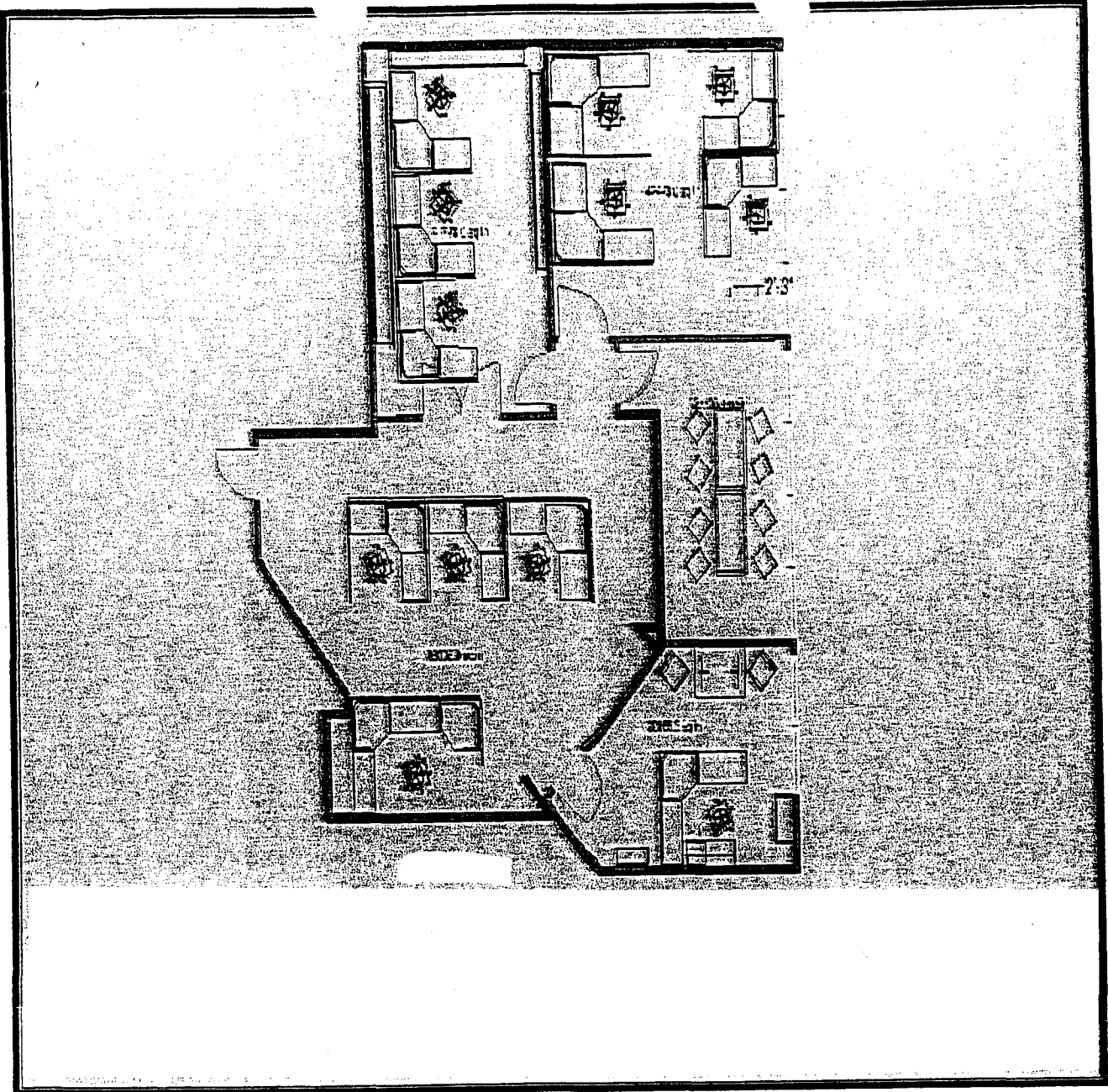
16 **ATTEST:**
17 Kecia Harper-Ihem
18 Clerk of the Board

18 By: _____
19 Deputy

20 **APPROVED AS TO FORM:**
21 Pamela J. Walls
22 County Counsel

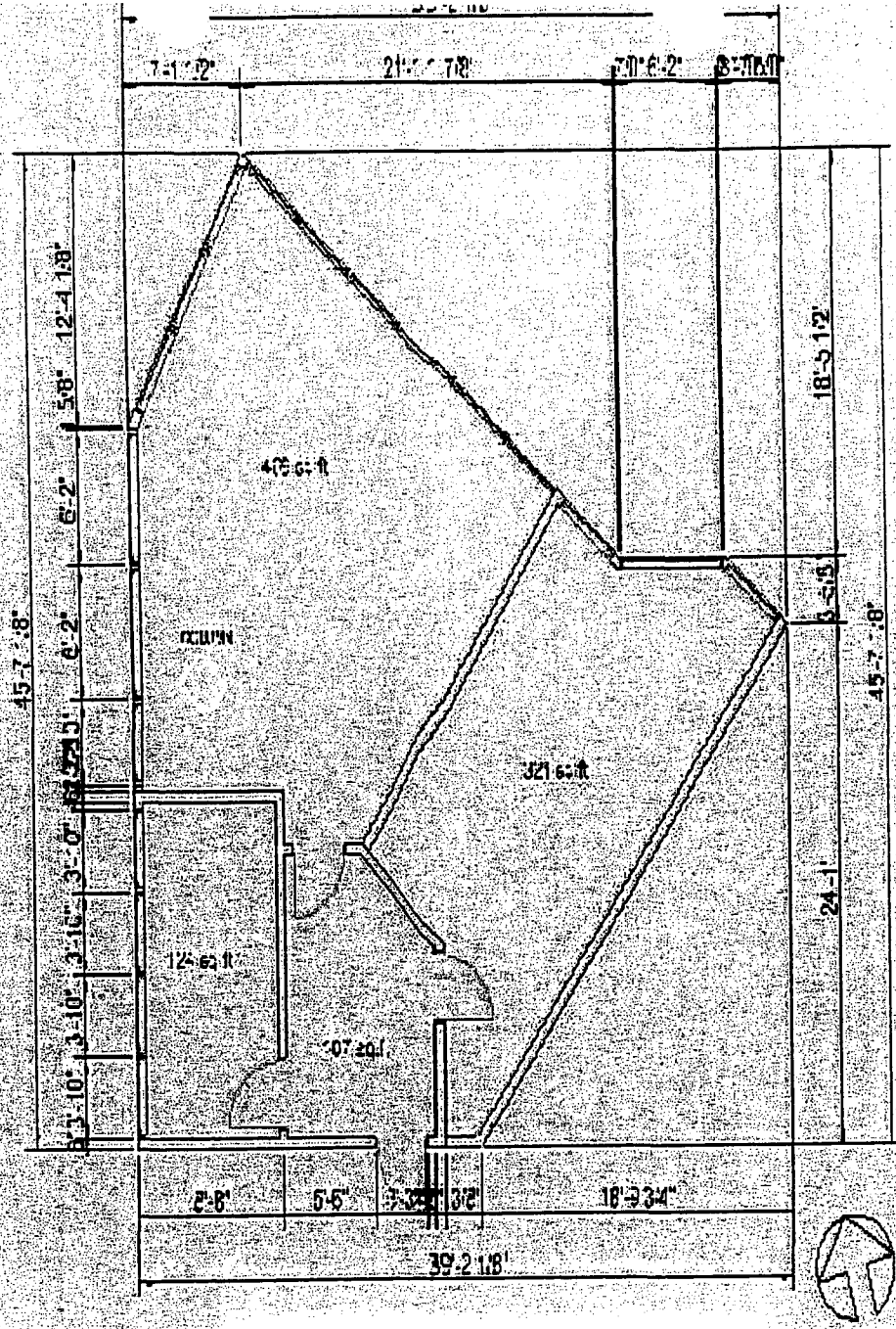
22 By: Synthia M. Gunzel
23 Synthia M. Gunzel
24 Deputy County Counsel

24 TW:jw
25 05/10/10
RV368
13.295



**3403 Tenth Street, Suite 800
Riverside, California
1,147 Square Feet**

EXHIBIT A



**3403 Tenth Street, Suite 120
 Riverside, California
 1,976 Square Feet**