

744



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

SUBMITTAL DATE:
August 16, 2012

FROM: Economic Development Agency /Facilities Management

SUBJECT: Supplemental Lease Agreement No. 2 – Federal Government

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached Supplemental Lease Agreement No. 2, between County of Riverside ("County") as Lessor and the Federal Government ("Government") as Lessee.
2. Authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BACKGROUND: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD 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

County Executive Office Signature

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

Prev. Agn. Ref.: 3.32 of 4/20/10, 3.16 of 12/6/11

District: 2/2

Agenda Number:

3.39

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND:

On April 20, 2010, the County entered into a Revenue Lease Agreement with the Federal Government for the premises located at 3403 10th Street, Suite 200, Riverside, California. This Supplemental Lease Agreement No. 2 represents the establishment of the lease commencement date as May 18, 2012, the final acceptance date of construction completed by County at the premises as July 10, 2012, and a lump sum payment due County in the amount of \$603,171.40. All other terms and conditions remain the same.

Pursuant to the California Environmental Quality Act (CEQA), the Supplemental Lease Agreement was reviewed and determined to be categorically exempt from CEQA Guidelines 15301, Class 1 – Existing facilities and no expansion of an existing use will occur.

Lessor: County of Riverside/EDA
3403 10th Street, Suite 500
Riverside, California 92501

Location: 3403 10th Street, Suite 200
Riverside, California 92501

Lessee: Federal Government

Size: 16,578 square feet

Term: Ten years commencing on May 18, 2012

Rent: \$43,848.81 per month

Annual Increase: CPI

Utilities: Provided by County

Custodial: Provided by County

Maintenance: Provided by County

The attached Supplemental Lease Agreement No. 2 has been reviewed and approved by County Counsel as to legal form.

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02531	DATE	PAGE 1 of 1
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ADDRESS OF PREMISES: 3403 Tenth Street, Riverside CA 92501

THIS AGREEMENT, made and entered into this date by and between County of Riverside, a political division of the State of California,

whose address is 3133 MISSION INN AVE
RIVERSIDE, CA 92507

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy and provide a Lump Sum Payment for a portion of the tenant improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

"9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on May 18, 2012 for a ten year, five year firm term subject to termination rights as may be hereinafter set forth by mutual agreement of the parties."

"24. LUMP SUM PAYMENT: The Government accepted the work as substantially complete on July 10, 2012. The Government shall make a Lump Sum payment of **\$603,171.40** within 30 days upon receipt of an invoice. The invoice shall annotate the name and address of the submittee (the submittee must match the name and address in the Governments vendor file) and the invoice number of **PS0022325**. The original invoice shall be submitted either electronically to the Finance Website at <http://www.finance.gsa.gov> or mailed to:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102

A copy of the invoice shall be simultaneously submitted to the Contracting Officer at:

General Services Administration
Attn: Christopher Fitch
300 N. Los Angeles Street,
Los Angeles, CA 90012

LESSOR	
SIGNATURE	NAME OF SIGNER John Tavaglione, Chairman
ADDRESS	
IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER Attest Kecia Harper-Ihem- Clerk of the Board
ADDRESS	
UNITED STATES OF AMERICA	
SIGNATURE	NAME OF SIGNER: Christopher Fitch
	OFFICIAL TITLE OF SIGNER: Lease Contracting Officer

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GSA FORM 276 (REV. 8/2006)

FORM APPROVED COUNTY COUNSEL
BY:  8/13/12
PATRICIA MUNROE DATE