

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

910



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
November 16, 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:** Hutchings Court Reporters have occupied Suite 640 at Riverside Centre, 3403 Tenth Street, since October 1, 2004. Hutchings has requested an extension of their lease for an additional three (3) years commencing on October 1, 2009. This Form 11 and First Amendment to Revenue Lease represent this three (3) year renewal.

(Continued)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ -0-	<b>In Current Year Budget:</b>	N/A
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	N/A
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	09/10

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

**C.E.O. RECOMMENDATION:** APPROVE

BY: Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
BY: CYNTHIA M. GUNZEL  
DATE: 1-25-10  
Department: DATE

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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: February 23, 2010  
xc: EDA

Kecia Harper-Ihem  
Clerk of the Board  
By: Deputy

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

**BACKGROUND:**

Lessor: County of Riverside  
Economic Development Agency  
3403 Tenth Street, Suite 500  
Riverside, California 92501

Premises Location: Riverside Centre  
3403 Tenth Street, Suite 640  
Riverside, California 92501

Size: 1,983 square feet

Term: Three (3) years

Rent:	Old	Current
	\$ 2.20 per sq. ft.	\$ 2.26 per sq. ft.
	\$ 4,362.60 per mo	\$ 4,481.58 per mo
	\$52,351.20 per yr	\$ 53,778.96 per yr

Rental Adjustments: Three (3%) percent

Utilities: Provided by Lessor

Custodial Services: Provided by Lessor

Maintenance: Provided by Lessor

Parking: Six unreserved

The attached First Amendment 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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**FIRST AMENDMENT TO LEASE  
(3403 Tenth Street, Suite 640,  
Riverside, California)**

**COUNTY OF RIVERSIDE**, herein called "County", as successor in interest to **RIVERSIDE CENTRE ASSOCIATES, L.P.**, and **HUTCHINGS COURT REPORTERS, LLC**, a California limited liability company, herein called "Lessee" agree to amend that certain Lease dated July 1, 2004, for the premises located at 3403 Tenth Street, Suite 640, Riverside, California as more particularly shown on Exhibit "A" attached to the Lease as follows:

1. **Term.** Section 2.6 of the Lease is hereby amended as follows: The Term of this Lease shall be extended an additional three (3) years commencing on October 1, 2009 (herein the "Commencement Date"), and terminating on September 30, 2012.

2. **Option to Extend Lease Term.** Section 36.1 of the Addendum to Lease is hereby amended as follows: Sentence One is deleted in its entirety and replaced with the following. "Subject to the provisions hereof, Tenant shall be entitled to one (1) option (the "Expansion Option") to extend the Term for an additional term of three (3) years (the "Option Term").

3. **Rent.** Section 2.9 of the Lease is hereby amended as follows: Rent during the extended Lease Term shall be as follows:

(a) \$2.26 per month per square foot of Rentable Area of the Premises or \$4,493.47 per month for the first Lease Year (1<sup>st</sup> month through and including the 12<sup>th</sup> month after the Commencement Date);

(b) \$2.33 per month per square foot of Rentable Area of the Premises or \$4,628.27 per month for the second Lease Year (13<sup>th</sup> through and including the 24<sup>th</sup> month after the Commencement Date);

(c) \$2.40 per month per square foot of Rentable Area of the Premises or \$4,767.11 per month for the third Lease Year (25<sup>th</sup> month through and including the 36<sup>th</sup> month after the Commencement Date);

4. **Improvements by County.** County at its sole cost and expense shall remove carpet in front of coffee bar and replace with VCT.

5. **Tenant's Share.** Section 2.12 of the Lease is hereby amended as follows: Section 2.12 is deleted in its entirety.

6. **Landlords Broker.** Section 2.17 of the Lease is hereby deleted in its entirety.

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1           7.     **Landlord's Address for Notices.** Section 2.19 of the Lease is hereby  
2 amended as follows:

3                                 Economic Development Agency  
4   Real Estate Division  
5                                 3403 Tenth Street, Suite 500  
6   Riverside, California 92507

7           8.     Except as modified or supplemented by this First Amendment to Revenue  
8 Lease, all provisions of this Lease shall remain in full force and effect.

9           9.     This First Amendment to Revenue Lease shall not be binding or consummated  
10 until its approval by the Board of Supervisors of the County of Riverside.

11 Dated:   FEB 23 2010  

12   **HUTCHINGS COURT REPORTERS, LLC**

13   By:   *M Hutchings*    
14   Martha Ann Hutchings

15   **COUNTY OF RIVERSIDE**

16   BY:   *Marion Ashley*    
17   Marion Ashley, Chairman  
18   Board of Supervisors

19 **ATTEST:**

20 Kecia Harper-Ihem  
21 Clerk of the Board

22 By:   *Debi Ecker*    
23   Deputy

24 **APPROVED AS TO FORM:**

25 Pamela J. Walls  
County Counsel

By:   *Synthia M. Gunzel*    
Synthia M. Gunzel  
Deputy County Counsel

TW:jw  
11/16/09  
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