

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

501



FROM: Economic Development Agency

SUBMITTAL DATE:
February 3, 2011

SUBJECT: First Amendment to Lease – Riverside County and City of Perris, California

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

BACKGROUND: On November 15, 2007, the County of Riverside entered into a Lease with the City of Perris. The county operates a full service library to serve the residents of the County of Riverside. The leased facility located at 163 East San Jacinto Avenue, Perris, California, continues to meet the needs and requirements of the library and the county wishes to extend the term an additional three years commencing November 15, 2010, and terminating on November 14, 2013.

(Continued)

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:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: County Library Fund 21200	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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 15, 2011
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: N/A District: 5 Agenda Number: 3.14

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: SYLVIA M. GUNZEL
DEPARTMENTAL CONCURRENCE

Dept's Recomm.: Consent
Per Exec. Ofc.: Consent
Policy: Policy

BACKGROUND: (Continued)

The attached First Amendment to Lease is summarized below:

Lessee's Address:	City of Perris 101 North D. Street Perris, California 92570
Location:	163 East San Jacinto Avenue Perris, California
Term:	Effective as of November 15, 2010, through November 14, 2013
Size:	2,000
Rent:	None
Custodial Services:	Provided by County
Maintenance:	Provided by Lessor
Utilities:	Provided by County
Option to Terminate:	None
Tenant Improvements:	None
RCIT Cost:	None

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

1 **FIRST AMENDMENT TO LEASE**

2 **163 East San Jacinto Avenue, Perris, California**

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4 This **FIRST AMENDMENT TO LEASE** ("First Amendment") is made as of
5 February 15, 2010 by and between the **COUNTY OF RIVERSIDE**, a political subdivision of
6 the State of California ("County"), and **CITY OF PERRIS, a municipal corporation**, ("Lessor").

7 **1. Recitals.**

8 a. Lessor and County entered into that certain lease dated November 15,
9 2007, (the "Original Lease") pursuant to which County leased a portion of that certain building
10 located at 163 East San Jacinto Avenue, Perris, California (the "Building"), as more particularly
11 shown on Exhibit "A", attached hereto and made a part hereof.

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

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

16 **2. Capitalized Terms:** First Amendment to Prevail. Unless defined herein or the
17 context requires otherwise, all capitalized terms herein shall have the meaning defined in the
18 Lease, as heretofore amended. The provisions of this First Amendment shall prevail over any
19 inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall
20 supplement the remaining provisions thereof.

21 **3. Lease Term.** Section 4 subsection (a) of the Lease shall be amended as
22 follows: The term of this Lease Agreement shall be extended three (3) years commencing on
23 November 15, 2010 and terminating on November 14, 2013.

24 **4. Maintenance.** Section 9 subsection (f) of the Lease shall be amended as
25 follows:

26 (f) Normal building operations services shall be called into the Economic
27 Development Agency's Help Desk, 951-955-4850. For emergency services after regular
28 business hours, on weekends and holidays, call 951-955-4850 and remain on line for a live

1 representative.

2 **5. Notices.** Section 18 of the Lease shall be amended as follows: Any notices
3 required or desired to be served by either party upon the other shall be addressed to the
4 respective parties as set forth below:

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COUNTY:

LESSOR:

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

City of Perris
City Manager
101 North D Street
Perris, California 92570

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11 **6. Representatives.** Section 24 of the Lease shall be amended as follows.
12 County hereby appoints the Assistant County Executive Officer/EDA as its authorized
13 representative to administer this Lease Agreement. City hereby appoints the City Manager as
14 its authorized representative to administer this Lease Agreement.

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

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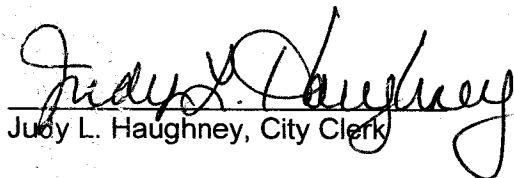
1 8. This First Amendment to Lease shall not be binding or consummated until its
2 approval by the Assistant County Executive Officer of the Economic Development Agency.

3 Dated: _____

CITY OF PERRIS, a municipal corporation


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5
6 By: 
Richard Belmudez, City Manager

7 **ATTEST:**

8
9 By: 
Judy L. Haughney, City Clerk

10 **APPROVED AS TO FORM:**

11 Aieshire & Wynder, LLP

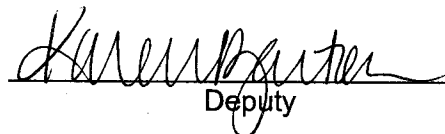
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13 By: 
Eric L. Dunn, City Attorney

COUNTY OF RIVERSIDE

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15
16 By: 
Bob Buster, Chairman
Board of Supervisors

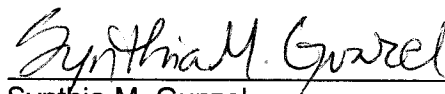
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18 **ATTEST:**

19 Kecia Harper-Ihem
20 Clerk of the Board

21 By: 
Deputy

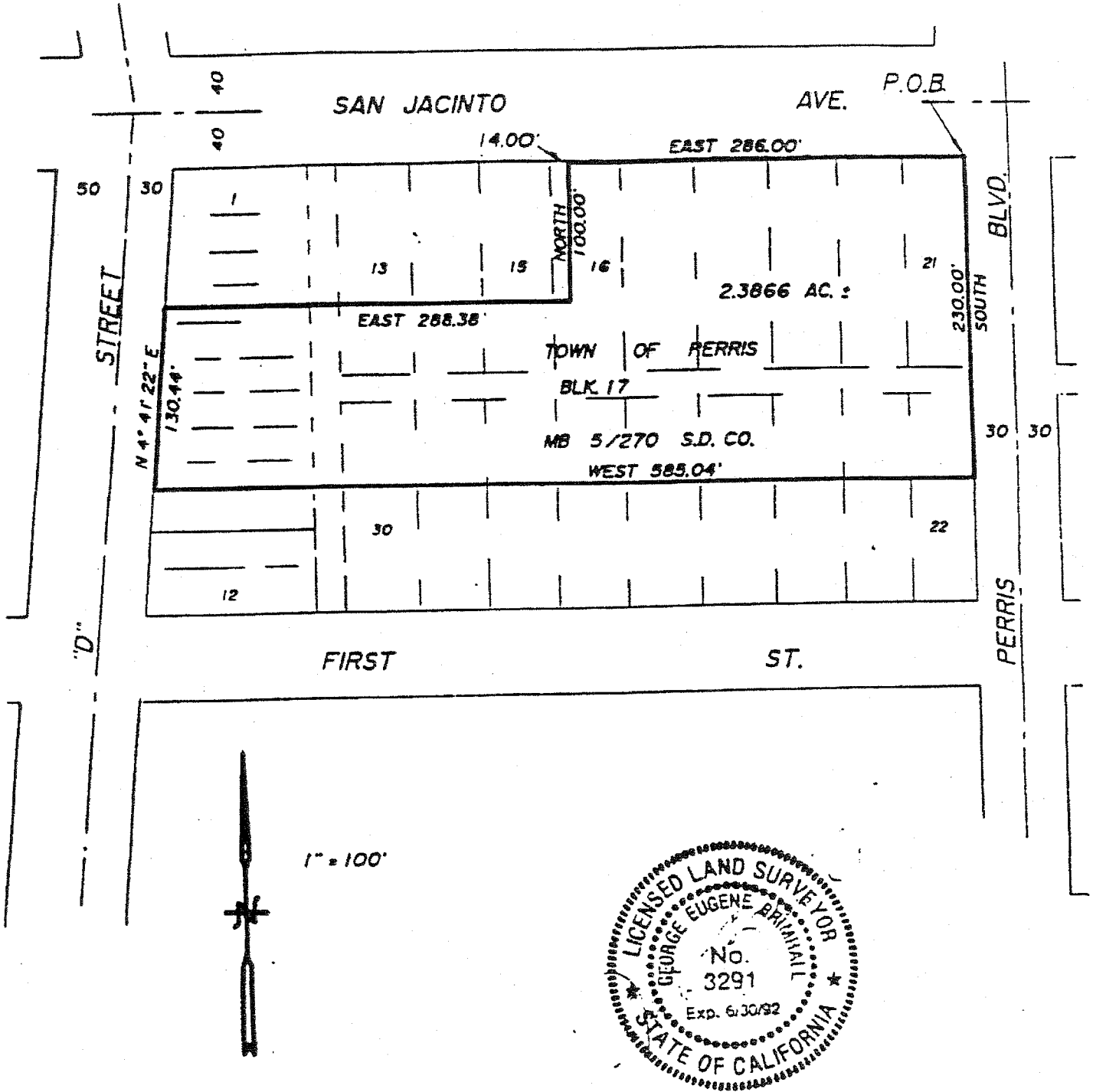
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23 **APPROVED AS TO FORM:**

24 Pamela J. Walls
25 County Counsel

26 By: 
Synthia M. Gunzel
27 Deputy County Counsel

28 MH:ad 13.774 S:\Real Property\TYPING\Docs-13.500 to 13.999\13.774.doc

PERRIS BRANCH LIBRARY



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EXHIBIT "A"