

708



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

FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
April 26, 2012

SUBJECT: Supplemental Lease Agreement No. 2 - GSA

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Supplemental Lease Agreement No. 2 and authorize the Chairman of the Board to execute the same on behalf of the County.

BACKGROUND: On April 20, 2010, the County entered into a Revenue Lease Agreement with GSA for the premises located at 3403 10th Street, Suite 200, Riverside, California. This Supplemental Lease Agreement No. 2 represents the establishment of the commencement date of the Lease as May 15, 2012. Construction is currently underway and is scheduled to be completed at that time.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel DATE: 4-19-12
SYNTHIA M. GUNZEL, Departmental Concurrence

| | | | | |
|-----------------------|-------------------------------|------|-------------------------|---------|
| 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: | 2011/12 |

COMPANION ITEM ON BOARD OF DIRECTORS 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:

County Executive Office Signature Jennifer L. Sargent

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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: May 8, 2012
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 3.32 of 4/20/10, 3.16 of 12/6/11 **District:** 2/2 **Agenda Number:** 3.10

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

BACKGROUND: (Continued)

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

Lessor: County of Riverside County

Lessee: Federal Government

Size: 16,578 square feet

Term: Ten years commencing May 15, 2012

Rent: \$43,848.00 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.

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147

Thank you.

SUPPLEMENTAL LEASE AGREEMENT

| | | | |
|---------------------------------------|---------------------------|------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 2 | TO LEASE NO. GS-09B-02531 | DATE | PAGE 1 of 1 |
|---------------------------------------|---------------------------|------|----------------|

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 ^{15,} 2012 for a ten year, five year firm term subject to termination rights as may be hereinafter set forth."

"24. LUMP SUM PAYMENT: The Government accepted the work as substantially complete on May ^{15,} 2012. The Government shall make a Lump Sum payment of \$660,491.40 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:

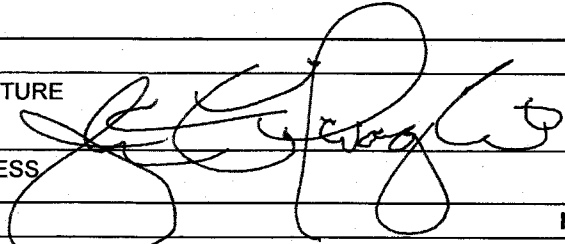
GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102

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

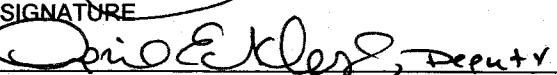
General Services Administration
Attn: Christopher Fitch
300 N. Los Angeles Street,
Los Angeles, CA 90012"

APPROVED AS TO FORM:
PAMELA J. WALLS, County Counsel

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

| | |
|---|---------------------------|
| LESSOR | |
| SIGNATURE | NAME OF SIGNER |
|  | John Tavaglione, Chairman |

ADDRESS

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|--|---------------------------------------|
| 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 |