

LEASE AMENDMENT NO. 2

This LEASE AMENDMENT No. 2, to Lease Agreement No. A-12690 (Lease Agreement) is made by and between San Jose Apartments LLC ("LESSOR"), and COUNTY OF MONTEREY c/o Real Property Specialist, 1441 Schilling Place, South Building, 2nd Floor, Salinas, California 93901 (referred to herein as "LESSEE")(collectively referred to as "the parties").

WITNESSETH

WHEREAS, LESSOR's predecessor 559 E. Alisal Street, LLC and LESSEE previously entered into that certain LEASE AGREEMENT, dated June 10, 2015 (the "Lease" or Lease Agreement No. A-12690), whereby LESSOR's predecessor leased to LESSEE and LESSEE leased from LESSOR approximately 11,761 rentable square feet of space located at 559 East Alisal Street, Suites 106 and 200, in Salinas, California, for use by the Health Department's Clinic Services Bureau (hereinafter referred to as the "Premises"). The initial Lease term provided for a "Lease Commencement Date" of June 10, 2015 with an initial five (5) year term ending June 09, 2020.

WHEREAS, effective May 12, 2018, the Premises owned by Ramiro and Sarai Alcalá dba 559 East Alisal, LLC was sold and ownership was transferred to Khosrow Haghshenas, dba San Jose Apartments, LLC.

WHEREAS, LESSOR and LESSEE amended the Lease pursuant to the terms of LEASE AMENDMENT NO. 1 to Lease Agreement No. A-12690 dated June 10, 2015, whereby the Lease was extended through and including June 09, 2022, the monthly rent was adjusted to \$22,158.87 according to the corresponding rent schedule, The Tenant Improvements were retained in its "as-is" condition, pending the negotiation of Tenant Improvements, and Article 19 – Insurance and Indemnification was modified. Lease Agreement No. A-12690 and Amendment No. 2 (Agreement No. 15020), to said Lease shall be collectively referred to as the "Lease".

WHEREAS, LESSOR and LESSEE desire to amend said Lease to extend the term for one (1) additional year, to continue to negotiate tenant improvements and add Suite 107 with approximately 320 rentable square feet, thereby increasing the size of the leased Premises from 11,761 to 12,081 rentable square feet and to adjust the rent.

NOW, THEREFORE, it is hereby agreed that said Lease is amended effective as of November 1st, 2021 as set forth below:

1. Extended Term

The term of the Lease shall be extended for an additional one (1) year commencing on, November 1st, 2021 through and including June 09, 2023.

2. Rent

The rent will be increased to include Suite 107 at 320 square feet, at the current rate of \$1.90 per square foot, effective November 1, 2021.

RENT SCHEDULE		
Period	Monthly Rent for 12,081 = Square Feet	Monthly Rent
November 1 st , 2021 – June 09, 2022	Twenty-Two Thousand Nine Hundred Fifty Three and 90/100 Dollars	\$22,953.90
June 10, 2022 – June 09, 2023	Twenty-Three Thousand One Hundred Ninety Five and 52/100 Dollars	\$23,195.52

3. Tenant Improvements

LESSEE is to retain the space in its “as-is” condition pending the negotiation of Tenant Improvements which shall take place during the term of this Extended Term.

All other terms, covenants and conditions of the Lease shall remain in full force and effect. In the event of any conflicts between the terms and conditions of the Lease and the terms and conditions of this LEASE AMENDMENT NO. 2, the terms and conditions of this LEASE AMENDMENT NO. 2 shall prevail.

4. Incorporation of Recitals

The recitals to this LEASE AMENDMENT NO. 2 are incorporated by this reference.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this LEASE AMENDMENT NO. 2 as of the last date opposite the respective signatures below.

LESSEE: (County of Monterey)

BY: Debra R. Wilson
7B741937AA09D41B...
Contracts/Purchasing Officer

Dated: 10/21/2021 | 5:01 PM PDT

LESSOR: (San Jose Apartments, LLC)

BY: [Signature]
Printed Name: Khostow Haghsheenas

Title: Manager /Owner

Dated: 10/8/2021

APPROVED AS TO FORM:

Office of the County Counsel-Risk Manager,
Leslie J. Girard, County Counsel-Risk Manager

DocuSigned by:
BY: Mary Grace Perry
A1933B26E717442...
Mary Grace Perry, Deputy County Counsel

Date: 10/11/2021 | 11:24 AM PDT

LESSOR: (San Jose Apartments, LLC)

BY: _____
Signature
Name: _____
Printed
Name: _____

Title: _____

Dated: _____

Department Approval:

DocuSigned by:
BY: [Signature]
C7A30BA59CA8423...
Elsa Jimenez, Director of Health

Dated: 10/22/2021 | 10:10 AM PDT

Auditor-Controller:

DocuSigned by:
BY: Gary Giboney Chief Deputy Auditor-Controller
D3834BFEC1D8449...
Auditor-Controller

Dated: 10/11/2021 | 11:28 AM PDT