

**AMENDMENT 2 TO LEASE AGREEMENT No. A-07545**

**LESSOR:** Salinas Airport Business Park, a general partnership

**LESSEE:** County of Monterey

**PREMISES:** 730 La Guardia Street, Salinas, California 93905

**LEASE AGREEMENT:** Agreement No. A-07545 dated October 16, 1997, as previously renewed and amended thereafter.

Whereas, Lessor and Lessee entered into Lease Agreement No. A-07545 for the Premises effective as of November 25, 1996 with a commencement date of November 1, 1998 through October 31, 2008 for approximately 41,500 leasable square feet for the rental amount of \$56,025.00 per month.

Whereas, Lease Agreement No. A-07545 was renewed pursuant to RENEWAL OF LEASE AGREEMENT entered into between Lessor and Lessee effective as of November 18, 2008 through October 31, 2018 for 42,094 leasable square feet (actual) for the then current rental amount of \$61,036.30 per month.

Whereas, Lease Agreement No. A-07545 was amended pursuant to AMENDMENT 1 entered into between Lessor and Lessee effective September 1, 2011 to transfer janitorial services responsibilities to Lessor, increasing the then current rental amount from \$63,502.17 to \$67,492.17 per month.

Whereas, on September 10, 2018, Lessor sent Lessee a THIRTY DAY NOTICE OF INCREASE IN RENT, increasing the then current rental amount from \$76,741.87 to \$84,188.00 per month, effective November 1, 2018.

Therefore, Lessor and Lessee wish to extend said Lease Agreement No. A-07545 and, it is hereby agreed as follows:

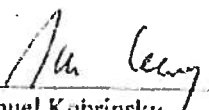
- 1) The Term of the Lease Agreement is hereby extended to June 30, 2026.
- 2) The monthly rent shall be reduced, commencing on the first day of the month following full approval and execution of this Lease Amendment by Lessor and Lessee, to seventy-three thousand six hundred sixty-four dollars and twenty-six cents (\$73,664.50), which equates to \$1.75 per leasable square foot, through June 30, 2026.
- 3) There shall be no option to continue the term of the Lease Agreement beyond the date of June 30, 2026.

- 4) Lessor, at Lessor's cost, shall replace the entire roof system, replace the heating, ventilation and air-conditioning (HVAC) units on top of the roof, and address Americans with Disabilities Act (ADA) signage, ADA parking lot striping, and ADA restroom accessory fixtures (i.e., grab bars, toilet paper holders, soap dispensers and baby changing tables) as recommended in the CASp inspection report dated March 16, 2019 written by Eagle Project Management, LLC on file with the Resource Management Agency Administration Real Property Division and incorporated by this reference.
- 5) Day-to-day janitorial services responsibilities for the interior of the Premises shall be transferred back from Lessor to Lessee, including all costs associated with said janitorial responsibilities shall be the sole responsibility of the Lessee.
- 6) The Lease Agreement shall be further clarified that Lessor shall be responsible, at its cost, to maintain the exterior windows in a manner which prevents leaks from entering the interior of the Premises.
- 7) Lessor shall provide a one hundred and twenty-five thousand dollar (\$125,000) allowance to be used for Lessee specified improvements to the Premises at any time through June 30, 2026. Said allowance shall be held by Lessor in an interest bearing account for the benefit of the Lessee and withdrawn upon Lessee's request. Improvements to the Premises are to be administered by Lessor's property management company. Said funds may not be utilized for personal property, furniture or equipment. If said allowance has not been fully utilized by June 30, 2026, any remaining allowance balance shall remain with Lessor without restrictions.
- 8) Lessor and Lessee acknowledge that the building in which the Premises is located was built after 1973, consistent with the governmental evidence of seismic adequacy attached hereto as Exhibit A and incorporated by this reference.
- 9) Lessor will take all reasonable actions to ensure that the Premises remain in compliance with California Government Code Title 1, Division 7, Chapter 32, Section 7596 - 7598 et seq., also known as the 2003 Assembly Bill 846 "No Smoking Law."
- 10) All past due rents, as of July 1, 2019, shall be forgiven at the time of execution of this Lease Amendment.
- 11) All other terms and conditions of Agreement No. A-07545 dated October 16, 1997, and as previously renewed and amended thereafter, not inconsistent herewith, shall remain the same.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this Amendment 2 to Lease Agreement No. A-07545 on the date set forth beneath their respective signatures below.

**Lessor:**

Salinas Airport Business Center,  
A California general partnership

  
By: Samuel Kobrinsky  
Managing general partner

7-8-19  
Date

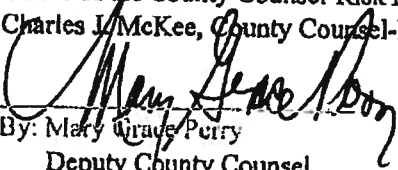
**Lessee:**

County of Monterey

By: Michael R. Derr  
Its: Contracts-Purchasing Officer

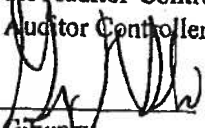
\_\_\_\_\_  
Date

Approved as to Form and Legality:  
Office of the County Counsel-Risk Management  
Charles J. McKee, County Counsel-Risk Manager

  
By: Mary Grace Peiry  
Deputy County Counsel

7-10-19  
Date

Approved as to Fiscal Provisions:  
Office of the Auditor-Controller  
Assistant Auditor Controller

  
By: Gary Giboney  
Its: Chief Deputy Auditor-Controller

7-11-19  
Date

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## Exhibit A



730 La Guardia Street, Salinas, CA 93905



EXHIBIT A

City of Salinas Commercial Permit Research  
 730 LA GUARDIA ST  
 Issuance Date: 6/11/2019

This is for informational purposes ONLY.  
 This report contains all property information closed or current.  
 This is NOT a City Report required by ordinance.

Assessor Parcel Number: 003863028000

Zoning IBP

Code Violations, State/City Mandated Annual Inspections (if any):

Opened Date	Closed Date	Status	Description	Case Number
06/08/2010	03/01/2016	COMPLAINT	knox box key replacement	FD1006-0055
04/28/2011	04/16/2014	COMPLAINT	Knox gate	FD1104-0037
05/31/2017	07/18/2017	CLEARED	CE1705-0174- HOMELESS CAMP	CE1705-0174
05/25/2018	12/18/2018	CLEARED	WORK WITHOUT PERMIT	BLD1805-0017

Planning Projects on Record:

PROJECT_NO	APPLIED	APPROVED	EXPIRED	DESCRIPTION
SPR1997-058				MSP
SPR1997-025				industrial business park office complex
V1997-003	5/20/97	7/21/97		
SPI998-028	7/2/98	7/6/98		USDA service center Monterey Co D A and Job Training Cente
ER2006-012	11/13/06	12/4/06		Pump Station B-U Generator
ZIQ2014-063	7/9/14			Mosquito Abatement Q two APNs for 730



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Building Permit(s) on Record:

PERMIT NO.	ISSUED	FINALED	EXPIRED	DESCRIPTION
98-13463			10/05/1998	CANCELLED - REVISION TO #41799 FIRE ALARM
42406				FIRE ALARM SYSTEM ON #40997
98-12879			08/31/1998	CANCELLED - STRUCTURAL PLAN DETAILS & CALCULATIONS FOR WOOD
98-42407			06/11/1998	CANCELLED - FIRE ALARM SYSTEM FOR #42161
97-40576			11/05/1997	PLAN CHANGES CLOUDED ON REVISION TO #39629
97-40577			11/05/1997	CHANGES CLOUDED ON CIVIL AND ARCH DRAWINGS ON PERMIT 39629
98-42089				CANCELLED - FIRE ALARM SYSTEM REV TO BP #39629
98-41828			04/03/1998	SPRINKLER PLANS (REVISION TO PERMIT #41261)
97-39629	10/06/1997	06/10/1998		CONSTRUCT OFFICE BLDG
97-40738	12/12/1997		12/12/1998	CONSTRUCT FOUNDATION FOR BLDG C (25 661 SQ FT)
98-40798	01/09/1998	06/29/1998		CONSTRUCT SHELL BLDG FOR BLDG C
98-40997	02/10/1998		02/10/1999	T I - OFFICE USE
98-41261	02/27/1998	06/29/1998		T I - BLDG C
98-41370	02/27/1998	10/22/1998		CONSTRUCT SHELL FOR BLDG B
98-41799	07/27/1998	11/19/1998		TENANT IMPROVEMENTS - BLDG B
98-43381	09/17/1998	09/22/1998		INSTALL SHELVING FOR DA'S OFFICE
98-43486	11/09/1998	11/10/1998		NEW OFFICE
05-67849	07/01/2005	08/03/2005		Interior T I - Two Offices and Reception area for One Stop
05-69665	12/20/2005	04/21/2006		Construct new office area inside tenant space of USDA office
72257	10/13/2006	12/26/2007		T I - Rabobank Offices
73110	02/05/2007		11/27/2007	Fire Suppression System
ENC07-0464	07/03/2007	07/10/2007		Dumpster
E09-0095	07/08/2009	07/23/2009		T I for County Ag Dept - Electrical Drops Only
P10-0432	09/16/2010	10/06/2010		Install 2" Backflow Preventor and Amtrol ST-5 Expansion
B10-0533	10/12/2010	01/04/2011		T I - Office and Site Work
B11-0347	09/14/2011	10/03/2011		Parking Lot And Interior Accessibility Compliance Upgrades
ENC12-0004	01/03/2012	03/27/2012		Repair water service
ENC13-0802	02/05/2014			Install MST bus bench
FIR14-0012	04/09/2014		10/06/2014	FIRE ALARM
PCBMP15-0128	05/07/2015			Filtration Planter Box
B14-0509	05/07/2015	02/08/2016		Construct 896 sf addition and interior T I - USDA
FEMA15-0003	05/07/2015	02/08/2016		elevation certificates for new 896 SF addition
REV15-0141	07/08/2015	07/15/2015		FIRE SPRINKLER
REV15-0230	09/30/2015	09/30/2015		Fire Alarm
B18-0236	05/25/2018		11/21/2018	TENANT IMPROVEMENT FOR OFFICE BUILDING
B18-0335	05/31/2018		12/12/2018	REMOVAL OF INTERIOR FINISHES IN PREPARATION FOR B18-0287 **
B18-0287	06/13/2018		01/29/2019	TENANT SPLIT AND T I FOR MDCSS
REV18-0158	06/25/2018	06/25/2018		FIRE SPRINKLERS
B18-0426	07/03/2018		02/09/2019	REMOVAL OF INTERIOR FINISHES IN PREPARATION FOR B18-0316 **
REV18-0236	08/29/2018	08/29/2018		FIRE ALARM
P18-0266	08/29/2018		02/26/2019	Underground plumbing in conjunction with B18-0316
B18-0316	09/04/2018		07/10/2019	T I SILLIKER, INC
REV18-0252	09/21/2018	09/21/2018		FIRE SPRINKLER
REV19-0006	01/11/2019	01/11/2019		AIR BALANCE REPORT
R19-0039	01/31/2019		07/30/2019	OVERLAY BUILT-UP ROOFING WITH 60-MIL TPO - 1/4" DENSDECK UND