

SECOND AMENDMENT TO COUNTY OF MONTEREY STANDARD LEASE
AGREEMENT

1000 SOUTH MAIN STREET, SALINAS, CA

THIS SECOND AMENDMENT TO COUNTY OF MONTEREY STANDARD LEASE AGREEMENT (the "Amendment") is made by and between the County of Monterey ("LESSEE") and the Life Foundation Monterey, LLC ("LESSOR"), with reference to the following facts:

- A. LESSOR and LESSEE have previously entered into that certain County of Monterey Standard Lease Agreement dated on or about June 5, 2007 (the "Lease"), for the lease of real property, located in the City of Salinas, County of Monterey, State of California, commonly known as 1000 South Main Street; and
- B. LESSOR and LESSEE now desire to amend the Lease, as more particularly set forth hereinafter.
- C. Unless otherwise defined herein, all capitalized terms used in the Amendment shall bear the same meanings as ascribed to them in the Lease.

NOW THEREFOR, in consideration of the foregoing premises and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LESSOR and LESSEE hereby agree as follows:

1. **Lease Term:** The Lease term set forth in Article 2.1 shall be extended five years from June 20, 2027 to June 20, 2032. The term under this Amendment shall be from July 1, 2015 through June 20, 2032. This Amendment shall be subject to and contingent upon LESSOR placing \$1,500,000 into the Article 34 Future General Building Maintenance Account by August 1, 2015. In the event that the funds are not placed in the account by August 1, 2015 the Lease terms and conditions shall be unchanged by this Amendment.
2. **Annual CPI/Cost of Living Adjustment-Article 4:** The rent adjustment set forth in Article 4 shall be reduced from 3.3% to 2.75% effective as of the July 1, 2015 adjustment and continuing each year for the remainder of the lease term.
3. **Department of Social Services Suites 205, 302, and 313- Article 1.7 Right of First Refusal:** LESSEE shall lease 7,955 rentable square feet of space located in suites 205, 302 and 313 commencing on July 1, 2015 pursuant to Article 1.7 of the Lease entitled "Right of First Refusal". Monthly rent for suites 205, 302, and 313 shall be at the same rent and subject to all other terms and conditions set forth in Article 3 of the Lease as LESSEE's other space in the Building through December 31, 2023 and at the same 2.75% annual increase. This space shall become base rent-free and only billed for the Expense Stop payments at the same rate as other space under the Lease during the Extended Terms effective as of January 1, 2024. The initial free base rent term shall be from January 1,

2024 through the end of the initial Lease term (June 2032). Subsequent free base rent shall coincide with the remainder of the space under the Lease for each of the Extended Terms exercised by LESSEE.

4. **Article 2.2 First and Second Extended Terms.** The initial free base rent term for suites 205, 302, and 313 shall be from January 1, 2024 through the end of the initial Lease term or June 2032. Subsequent free base rent shall coincide with the remainder of the space under the Lease for each of the Extended Terms exercised by LESSEE. The Expense Stop payments for all space during the Extended Terms shall be subject to the same payments into each of the Article 34 and Article 35 reserves as LESSEE's other space to cover suites 205, 302 and 313 share of expenses based upon the percentage of occupancy. Any shortfall for necessary capital repairs during the Extended Terms shall be passed through to and paid by LESSEE with no markup by LESSOR.
5. **Lessor Funding Article 34 Future Capital and Tenant Improvements-** In exchange for the extension of the Lease Term LESSOR shall increase the Article 34 Future General Building Maintenance Account by \$1,500,000 as of August 1, 2015. The \$1,500,000 deposit shall bring all of the Lease reserve accounts (Articles 7, 34, and 35) current as of July 1, 2015 and provide funds for expansion of the lobby. All future deposits shall be made in accordance with the terms of the Lease beginning with the July 2015 expense stop.
6. **Management of the Article 34 and Article 35 Reserve Accounts by the Property Manager-** Future monthly deposits of funds to the Article 34 and Article 35 reserve accounts shall be made by the property manager within 30 days of final reconciliation of the expense stop as set forth in Article 33. Use of funds in the Article 34 and 35 reserve accounts shall be under the sole discretion of the LESSEE. The professional property management company for the Premises shall be in charge of the monthly accounting for said accounts and provide LESSOR and LESSEE with accounting reports on a monthly basis. Disbursement shall require LESSOR and LESSEE to jointly notify the property manager to make a disbursement, and the property manager shall then authorize the bank to make the respective disbursement. LESSOR will obtain three (3) bids from reputable contractors for any such improvements unless authorized by LESSEE to proceed without such bids, and LESSOR and LESSEE will jointly select the contractor to do the work. Upon LESSEE'S written direction, which direction shall evidence LESSEE'S approval of expenditures from the Article 34 and 35 reserve accounts, the property manager will enter into an agreement with the contractor for the work, and will submit a copy of the contractor's invoice to the LESSEE. The property manager will pay the contractor out of the account. The property manager shall be subject to LESSEE's approval in its sole discretion and may be replaced at LESSEE's request if unsatisfactory again in LESSEE's sole discretion.

7. **Estoppel Certificate:** Lessee will provide LESSOR with an estoppel certificate setting forth the new term, base rental rate and expense stop rate as of July 1, 2015 based upon this Amendment by June 20, 2015. As of July 1, 2015 (a) the new square footage shall be 89,832 (81,877 + 7,955); (b) the new base rent shall be \$1.69 per rentable square foot (134,628/81,877 x 1.0275 rounded to the nearest 100th); (c) the new base rent shall be \$151,816.08 per month (\$1.69 x 89,832); (d) the new expense stop shall be \$0.83829615 per rentable square foot (\$0.81586 x 1.0275); and (e) the new expense stop shall be \$75,305.82 (89,832 x \$0.83829615) per month.
8. **Reaffirmation.** Except as amended by this Amendment all of the terms and conditions of the Agreement shall remain in full force and effect and are hereby reaffirmed and ratified.
9. **Counterparts.** This Amendment may be executed in counterparts, each of which when taken together shall be deemed one in the same instrument. An executed facsimile of the Amendment shall have the same force and effect as an original executed copy thereof.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this agreement as of the date set forth below.


LESSEE (The County of Monterey)

By: _____

Title: Contracts/Purchasing Officer

Date: _____

Approved as to Form (Monterey County Counsel)

By: 

Title: ~~Assistant~~ County Counsel

Date: 6-3-15

LESSOR (Life Foundation Monterey, LLC)

By: 

Title: Barnett Davis II, Executive Director

Date: 5/22/2015