

LEASE AMENDMENT NO. 3

This LEASE AMENDMENT No. 3, to Lease Agreement No. A-12690 (Lease Agreement) is made by and between San Jose Apartments LLC ("LESSOR"), and COUNTY OF MONTEREY c/o Public Works, Facilities and Parks, Attn: 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 Alcala 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 amended the Lease pursuant to the terms of LEASE AMENDMENT NO. 2 to Lease Agreement No. A-12690 dated October 21, 2021, whereby the Lease was extended through and including June 9, 2023, the monthly rent was adjusted to \$22,953.90 according to the corresponding rent schedule, negotiations for tenant improvements added Suite 107 with approximately 320 rentable square feet, increased the size of the leased Premises from 11,761 to 12,081 rentable square feet. Lease Agreement No. A-12690 and Amendment No. 2, 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 an additional eight (8) months, to continue to negotiate tenant improvements, and to adjust the rent.

NOW, THEREFORE, it is hereby agreed that said Lease is amended effective as of June 10, 2023 as set forth below:

1. Extended Term

The term of the Lease shall be extended for an additional eight (8) months commencing on, June 10, 2023 through and including February 9, 2024.

2. Rent

The monthly rent shall be Twenty-Four Thousand Eight Hundred Twenty-Two and 50/100 Dollars (\$24,822.50), effective June 10, 2023.

RENT SCHEDULE		
Period	Monthly Rent for 12,081 = Square Feet	Monthly Rent
June 10, 2023 – February 9, 2024	Twenty-Four Thousand Eight Hundred Twenty-Two and 50/100 Dollars	\$ 24,822.50

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. 3, the terms and conditions of this LEASE AMENDMENT NO. 3 shall prevail.

4. Incorporation of Recitals

The recitals to this LEASE AMENDMENT NO. 3 to Lease Agreement No. A-12690 are incorporated by this reference.

5. Interpretation of Conflicts

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 Lease Agreement No. A-12690 as amended pursuant to Amendment Nos 1-2, and the terms and conditions of this Amendment No. 3 to Lease Agreement No. A-12690, the terms and conditions of this Amendment No. 3 to Lease Agreement No. A-12690 shall prevail.

*****SIGNATURE PAGE TO FOLLOW*****

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this LEASE AMENDMENT NO. 3 as of the last date opposite the respective signatures below.

LESSEE: (County of Monterey)

LESSOR: (San Jose Apartments, LLC)

DocuSigned by:
BY: Debra R. Wilson Debra R. Wilson
Contracts/Purchasing Officer
Contracts & Purchasing Officer
Dated: 6/8/2023 | 10:44 AM PDT

BY: [Signature]
Printed Name: Khesrow Haghshenas
Title: Manager /Owner

Dated: 06/08/2023

APPROVED AS TO FORM:
Office of the County Counsel-Risk Manager,
Leslie J. Girard, County Counsel-Risk Manager

LESSOR: (San Jose Apartments, LLC)

DocuSigned by:
BY: Mary Grace Perry
Mary Grace Perry, Deputy County Counsel
Date: 5/18/2023 | 10:48 AM PDT

BY: _____
Signature
Name: _____
Printed
Name: _____

Title: _____

Dated: _____

Department Approval:

BY: _____
Elsa Jimenez, Director of Health

Dated: _____

APPROVED AS TO FISCAL PROVISIONS:

Rupah Shah, Auditor-Controller

DocuSigned by:
BY: Ma Mon
Name: Ma Mon
Title: Chief Deputy Auditor-Controller

Dated: 5/12/2023 | 7:45 PM PDT