

**LEASE RENEWAL & AMENDMENT #4 TO LEASE AGREEMENT A-10756  
(SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250)  
(NATIVIDAD MEDICAL CENTER)**

This LEASE RENEWAL & AMENDMENT #4 to LEASE AGREEMENT A-10756 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250) is made by and between 1615 BUNKER HILL, LLC by Thrust IV, Inc., its Managing Member as successor in interest to CREEKBRIDGE OFFICE CENTER II, LLC (referred to herein as "LESSOR"), and the COUNTY OF MONTEREY c/o Resource Management Agency, Attn: Real Property Specialist, 1441 Schilling Place, South Building, 2<sup>nd</sup> Floor, Salinas CA 93905 (referred to herein as "LESSEE").

**WITNESSETH**

WHEREAS, LESSOR and LESSEE entered into that certain LEASE AGREEMENT dated December 12, 2006 (hereinafter "LEASE AGREEMENT A-10756"), whereby LESSOR leased to LESSEE and LESSEE leased from LESSOR approximately 6,600 rentable square feet and 5,610 usable square feet of office space in Suite 100 at 1615 Bunker Hill Road, Salinas CA 93906 ("Premises") with a Term of June 1, 2007 to May 31, 2012.

WHEREAS, LESSOR and LESSEE amended LEASE AGREEMENT A-10756 pursuant to the terms of LEASE AMENDMENT #1 which extended the term of LEASE AGREEMENT A-10756 from June 1, 2012 to May 31, 2015 and adjusted the Rent.

WHEREAS, LESSOR and LESSEE amended LEASE AGREEMENT A-10756 pursuant to the terms of LEASE AMENDMENT #2 with an effective date of December 14, 2012 whereby LEASE AGREEMENT A-10756 was amended to allow for LESSEE's use of the underground conduit between 1615 Bunker Hill Road and the adjacent building located at 1611 Bunker Hill Road.

WHEREAS, LESSOR AND LESSEE amended LEASE AGREEMENT A-10756 pursuant to the terms of Lease Amendment No. 2 effective June 1, 2015 (hereafter, LEASE AMENDMENT #3) which extended the term of LEASE AGREEMENT A-10756 from June 1, 2015 through and including May 31, 2017 and adjusted the Rent.

WHEREAS, LEASE AGREEMENT A-10756 as amended per LEASE AMENDMENT #1, LEASE AMENDMENT #2, LEASE AMENDMENT #3 and this LEASE RENEWAL & AMENDMENT #4 TO LEASE AGREEMENT A-10756 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250) shall collectively be referred to as "LEASE AGREEMENT A-10756 as amended".

WHEREAS, Suites 230 and 250 are the subject of LEASE AGREEMENT A-10986 dated July 31, 2007, as amended pursuant to AMENDMENT No. 1 to LEASE AGREEMENT A-10986 dated on or about November 20, 2007 and as amended pursuant to the SECOND AMENDMENT to LEASE AGREEMENT A-10986 dated on or about August 11, 2010 and presently in two month to two month hold over status as of July 1, 2017.

WHEREAS, LESSOR and LESSEE desire to amend LEASE AGREEMENT A-10756 to; (i) increase the Premises within the same building, and (ii) renew the Term, and (iii) adjust the Rent, and (iv) provide for Tenant Improvements by LESSOR.

WHEREAS, LESSOR and LESSEE desire to supersede and amend LEASE AGREEMENT A-10986 to remove Suites 230 and 250 from LEASE AGREEMENT A-10986 as amended pursuant to AMENDMENT No. 1 to LEASE AGREEMENT A-10986 dated on or about November 20, 2007 and, as amended pursuant to the SECOND AMENDMENT to LEASE AGREEMENT A-10986 dated on or about August 11, 2010.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

LEASE AGREEMENT A-10756 is amended effective as of the last date opposite the signature of the last party to execute this LEASE RENEWAL & AMENDMENT #4 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250)

**1. Modified Premises. The Premises pursuant to Article 1.1 of the lease shall be amended to read:**

Effective July 1, 2017 Suites 230 and 250 shall be added to LEASE AGREEMENT A-10756 (hereinafter the "Modified Premises"). LESSEE hereby leases from LESSOR, upon the terms and conditions herein set forth, that certain real property situated at 1615 Bunker Hill Road, Suites 100, 230 and 250, Salinas California consisting of approximately 17,610 rentable Square Feet and 14,969 useable square feet of space (hereinafter the "Modified Premises"), as designated in



Exhibit A, which is attached and incorporated herein." Further, the parties understand and agree that Suites 230 and 250 are hereby removed from LEASE AGREEMENT A-10986 as of the effective date of this LEASE RENEWAL & AMENDMENT #4 TO LEASE AGREEMENT A-10756 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250).

**2. Extended Term**

The Term of LEASE AGREEMENT A-10756 shall be renewed through September 30, 2023 (hereinafter the "Renewed Term").

**3. Rent**

No Rent shall be due LESSOR for the period of July 1, 2017 through September 31, 2017 on the Modified Premises. Thereafter, Rent payments for the Modified Premises for the Renewed Term shall be as follows:

RENT SCHEDULE		
Period	Monthly Rent	Monthly Rent
October 1, 2017 - July 31, 2018	Thirty Two Thousand Two Hundred Twenty and 00/100 Dollars	\$32,220.00
August 1, 2018- July 31, 2019	Thirty Three Thousand One Hundred Eighty Six and 60/100 Dollars	\$33,186.60
August 1, 2019-July 31, 2020	Thirty Four Thousand One Hundred Eighty Two and 20/100 Dollars	\$34,182.20
August 1, 2020-July 31, 2021	Thirty Five Thousand Two Hundred Seven and 66/100 Dollars	\$35,207.66
August 1, 2021-July 31, 2022	Thirty Six Thousand Two Hundred Sixty Three and 89/100 Dollars	\$36,263.89
August 1, 2022- September 30, 2023	Thirty Eight Thousand Eight Hundred Eighty Five and 73/100 Dollars	\$38,885.73

**4. Tenant Improvements**

On or before 30 days after this LEASE RENEWAL & AMENDMENT #4 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250) is executed by all parties, LESSOR shall provide at LESSOR'S sole cost and expense new carpet and paint throughout the Modified Premises in accordance with building standards. LESSEE shall otherwise accept the Modified Premises in its "as-is" condition.

**5. Use**

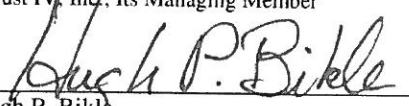
LESSEE shall use the Modified Premises for general office purposes for the County of Monterey's and Natividad Medical Center's administration personnel and for no other purpose.

All other terms, covenants and conditions of LEASE AGREEMENT A-10756 shall remain in full force and effect. In the event of any conflicts between the terms and conditions of LEASE AGREEMENT A-10756 and LEASE AGREEMENT A-10986 and the terms and conditions of this LEASE RENEWAL & AMENDMENT #4 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250), the terms and conditions of this LEASE RENEWAL & AMENDMENT #4 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250) shall prevail.

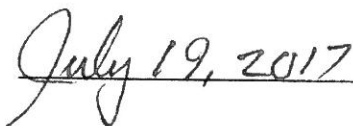
IN WITNESS WHEREOF, LESSOR and LESSEE have caused this LEASE RENEWAL & AMENDMENT #4 (SUPERSEDING LEASE AGREEMENT A-10986 AS TO SUITES 230 AND 250) to be executed as of the last date opposite the respective signatures below.

**LESSOR:**

1615 BUNKER HILL, LLC  
By: Thrust IV, Inc., Its Managing Member

  
\_\_\_\_\_  
Hugh P. Bickle  
President

Date:

  
\_\_\_\_\_  
July 19, 2017

**LESSEE:**

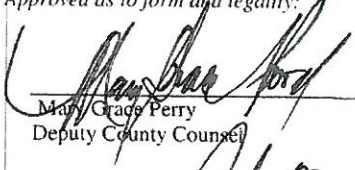
COUNTY OF MONTEREY  
By:

\_\_\_\_\_  
Gary R. Gray, DO, CEO  
Deputy Purchasing Agent for Natividad Medical  
Center

Date:

\_\_\_\_\_

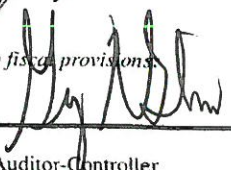
Approved as to form and legality:

  
Mary Grace Perry  
Deputy County Counsel

Date:

July 20, 2017

Approved as to fiscal provisions:

  
Gary Giboney  
Chief Deputy Auditor-Controller

Date:

7-20-17

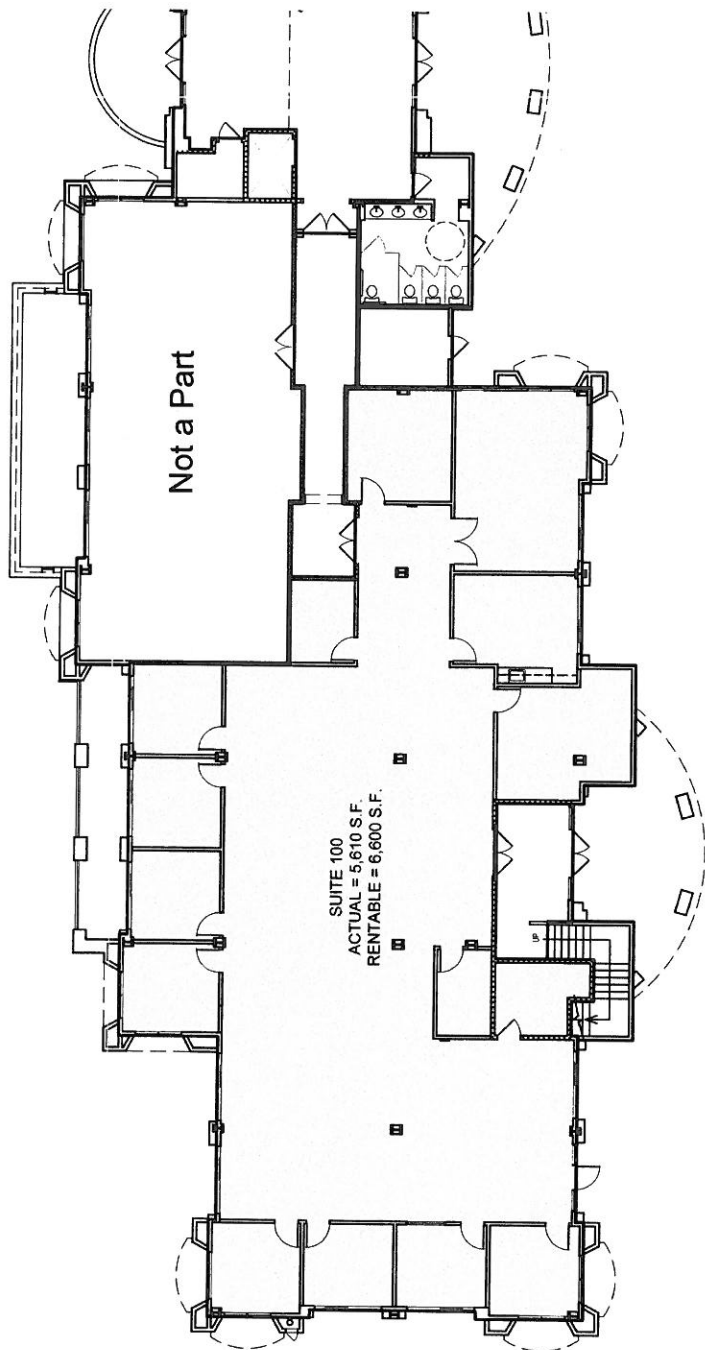


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(NATIVIDAD MEDICAL CENTER)**

# **EXHIBIT A**

## **Modified Premises**

**(3 Pages)**



**FIRST FLOOR - BUILDING C**

**EAST WING**

ACTUAL = 7,279 S.F.  
RENTABLE = 8,564 S.F.

**Exhibit 1 of 3**

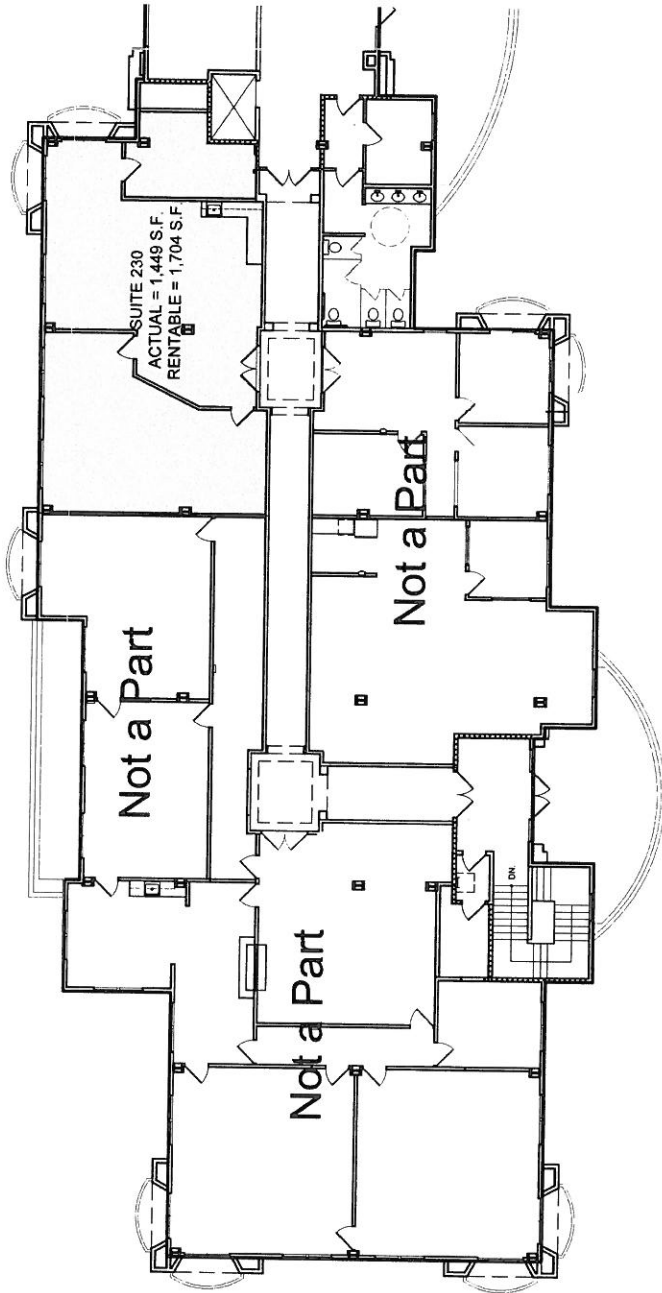


**CREEKBRIDGE OFFICE CENTER**

1615 BUNKER HILL WAY  
SALINAS, CA 93905

**C-01E**

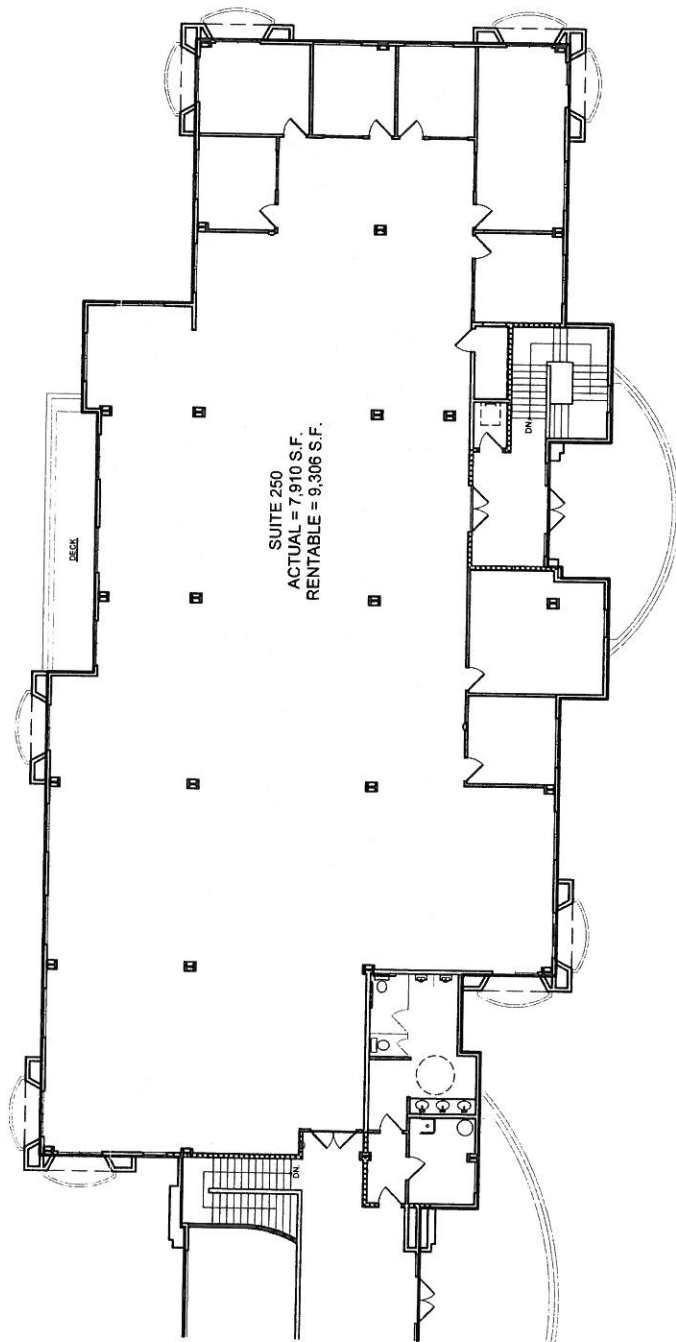
LEASE EXHIBIT  
DATE: 03.01.2017  
REF: #17011



SECOND FLOOR - BUILDING C

EAST WING

ACTUAL = 7,044 S.F.  
RENTABLE = 8,286 S.F.



**SECOND FLOOR - BUILDING C**  
**WEST WING**

ACTUAL = 7,910 S.F.  
RENTABLE = 9,306 S.F.

**CREEKBRIDGE OFFICE CENTER**

1615 BUNKER HILL WAY  
SALINAS, CA 93905

**C-02W**

LEASE EXHIBIT  
DATE: 03.01.2017  
REF. #17011

