

AMENDMENT TO SUBLEASE

AMENDMENT TO SUBLEASE, made and entered into this 24th day of January 2015, by and between the County of Monterey, hereinafter called "the Sublessor", and the State of California acting by and through the Director of the Employment Development Department, hereinafter called "the State."

WITNESSETH:

WHEREAS, under the sublease dated July 13, 2011, the State hires from Sublessor certain premises located at 730 La Guardia Street, Salinas, California as more particularly described in said sublease; and

WHEREAS, the parties hereto desire to amend said sublease to (1) relinquish space; (2) modify the monthly rental amount accordingly; and (3) add a paragraph to address California Civil Code § 1938.

NOW THEREFORE, it is mutually agreed between the parties hereto as follows:

1. Effective February 20, 2015, the description paragraph of said sublease is amended to relinquish 972 net usable square feet of office space as outlined in blue on the attached Exhibit "F," thereby making a new total of approximately 4,380 net usable square feet of office space hired under said sublease. Exhibit "F" ^{img 2/26/15} consisting of one (1) sheet titled, "Office Quarters, Project No. 138086," dated January 12, 2015, which is by this reference incorporated herein.

2. Effective February 20, 2015, the rent recital only in Paragraph 4 of said sublease is deleted and replaced with the below new rent schedule:

NINE THOUSAND FIVE HUNDRED NINETY-TWO AND 20/100 DOLLARS
(\$9,592.20) from February 20, 2015, through December 31, 2015; then

NINE THOUSAND EIGHT HUNDRED THIRTY-TWO AND NO/100 DOLLARS
(\$9,832.00) from January 1, 2016, through December 31, 2016; then

TEN THOUSAND SEVENTY-SEVEN AND 81/100 DOLLARS
(\$10,077.81) from January 1, 2017, through December 31, 2017; then

TEN THOUSAND THREE HUNDRED TWENTY-NINE AND 75/100 DOLLARS
(10,329.75) from January 1, 2018, through October 31, 2018; and thereafter,

3. Pursuant to California Civil Code §1938, the Sublessor states that the subleased premises:

- have not undergone an inspection by a Certified Access Specialist (CASp).
- have undergone an inspection by a Certified Access Specialist (CASp) and it was determined that the subleased premises met all applicable construction-related accessibility standards pursuant to California Civil Code §55.51 et seq.
- have undergone an inspection by a Certified Access Specialist (CASp) and it was determined that the subleased premises did not meet all applicable construction-related accessibility standards pursuant to California Civil Code §55.51 et seq."

Except as amended herein, all the terms of said sublease hereinabove referred to shall remain unchanged and in full force and effect.

(REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK)

IN WITNESS WHEREOF, this Amendment to this Sublease has been executed by the parties hereto as of the last date written below.

STATE OF CALIFORNIA

Approval Recommended:

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION

COUNTY OF MONTEREY

By _____
DENNI D. GHILARDUCCI
Associate Real Estate Officer
Real Estate Leasing and Planning Section

By _____
MICHAEL R. DERR,
Contracts/Purchasing Officer

Date _____

Date _____

Approved as to Form and Legality

By  _____
MARY GRACE PERRY,
Deputy County Counsel

Date 2-26-2015

Approved:

DIRECTOR OF THE DEPARTMENT
OF GENERAL SERVICES

By _____
PATTI JOSEPH, Assistant Chief
Real Estate Leasing and Planning Section

Date _____

