

This five year Lease Agreement (Attachment A) replaces Agreement No. A-08547 and Agreement No. A-09908 under which we currently occupy this building. The Lease Agreement provides for exclusive use of the parking garage except for three parking spaces designated for Lessor's use on a first come first serve basis, a 2.5% increase to the base rent at the end of each lease anniversary year, and termination by County for cause or without cause at its sole discretion any date after completion of third year of this Lease upon 180 days written notice given prior to effective date of termination. A copy of the Lease Agreement is on file with the Clerk to the Board.

OTHER AGENCY INVOLVEMENT:

The Department of Public Works assisted with the development of this report. The Office of the County Counsel has reviewed and approved the Lease Agreement as to form and legality.

FINANCING:

There is no financial impact to the General Fund resulting from approval of this Lease Agreement. Sufficient funds are available in Health Department, Clinic Services Bureau's FY 2014-15 Adopted Budget (001-4000-HEA007) and are included in its FY 2015-16 Requested Budget. The first-year leasing cost will amount to \$238,513.08, excluding janitorial, security alarm system services, PG&E, and phone/data services. On-going occupation of the leased premises and future extensions of the Lease Agreement will be based on the continued availability of funding. The initial term leasing costs will be subject to a 2.5% increase at the end of each lease anniversary year.

Prepared by: Elsa Jimenez, Assistant Director of Health, 4743

Approved by: Ray Bullick, Director of Health, 4526

Attachment:

Attachment A - Standard Lease Agreement is on file with the Clerk of the Board