

LOCAL 270 MONTH-TO-MONTH LEASE AGREEMENT

Date: May 5, 2026

This Month-to-Month Lease Agreement (“Agreement”) is entered into on May ____, 2026, by and between Laborers’ Local 270 (“Lessor”) and Monterey County Workforce Development Board (“Lessee”).

1. Premises

Lessor hereby leases to Lessee the following portions of the property located at:

Salinas Hall
117 Pájaro St.
Salinas, CA 93901

The leased space includes:

- * The main hall, and
- * Two (2) additional rooms

2. Term

The lease shall begin May _____, 2026 and shall continue on a month-to-month basis unless terminated by either party with 30 days written notice.

3. Rent

Lessee agrees to pay Lessor Two Thousand Dollars (\$2,000.00) per month, due on the 1st day of each month.

Payment shall be made to:

Laborers’ Local 270
2195 Fortune Drive
San Jose, CA 95131
(408) 297-2620

4. Purpose of Use

Lessee shall use the premises for workforce development operations, meetings, trainings, or related functions conducted by the Monterey County Workforce Development Board.

5. Condition of Premises

Lessee accepts the premises as-is and agrees to maintain them in clean and orderly condition. Any damage beyond normal wear and tear shall be repaired at Lessee’s expense.

6. Insurance and Liability

Lessee agrees to maintain appropriate liability insurance for activities held within the leased premises and will hold Lessor harmless for any injuries, claims, or liability arising from Lessee's use, except for those caused by Lessor's negligence.

7. Utilities and Access

Lessor shall provide reasonable access to utilities already functioning within the building.

8. Point of Contact

For Lessor (Laborers' Local 270):

Luis Arguello
2195 Fortune Drive
San Jose, CA 95131
(408) 297-2620

For Lessee (Monterey County Workforce Development Board):

Christopher Donnelly, Executive Director
344 Salinas Street, Suite 101
Salinas, CA 93901
(831) 759-6644

9. Entire Agreement

This Agreement constitutes the full understanding between the parties and may only be modified in writing, signed by both parties.

SIGNATURES

Lessor:
Laborers' Local 270

Luis Enrique Arguello
Title: Assistant Business Manager, Laborers' Local 270

Signature: Luis Arguello Date: 5/5/2026

Lessee:
Monterey County Workforce Development Board

Christopher Donnelly
Executive Director
Signature: _____ Date: _____