

COUNTY OF SAN MATEO**County Manager's Office****DATE:** April 3, 2001**Agenda Date:** April 10, 2001

TO: Honorable Board of Supervisors

FROM: Paul Scannell, Assistant County Manager

SUBJECT: First Amendment of Lease Agreement with Opportunities Industrialization Center West (O.I.C W) for the Human Services Agency (Lease No 1223)

Recommendation

Adopt a resolution authorizing the President of the Board of Supervisors to execute a First Amendment of Lease Agreement with Opportunities Industrialization Center West, which extends the lease term and increases the rent payment

Background and Discussion

The Human Services Agency has operated the SUCCESS Program at 1200 O'Brien in Menlo Park since 1998. This facility accepts applications, provides SUCCESS counseling and determines ongoing eligibility for aid payments for the southern region of the County. The lease expires on April 30, 2001.

A First Amendment of Lease Agreement has been negotiated and is summarized as follows:

- 1 The term is for five (5) years commencing on May 1, 2001 and expiring on April 30, 2006.
- 2 The monthly rent will increase from \$1,895.93 to \$2,447.55 (\$3.15 per square foot) per month on May 1, 2001, which is considered to be the current fair market rent for the space. The monthly rent will increase four percent each year on May 1.
- 3 Either party shall have the option to terminate the lease at anytime with written notice at least six months in advance.

The Director of the Human Services Agency concurs with our recommendation. County Counsel's Office has reviewed and approved the First Amendment of Lease Agreement.

Honorable Board of Supervisors

April 2, 2001

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Fiscal Impact

Funds for the increase in monthly rent are available in the Human Services Agency account for this fiscal year.

cc/enc: D. Penny Bennett, Deputy County Counsel
cc Maureen Borland, Director, Human Services Agency
Madeline Martin, Director, Planning and Development
Phillip Naylor, Personnel Coordinator, Housing Authority
Lynda Green, Manager, Real Property Services
Carolyn Hamilton, Real Property Agent, Real Property Services

RECOMMENDED
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COUNTY MANAGER

RESOLUTION NO _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

RESOLUTION AUTHORIZING EXECUTION OF A FIRST AMENDMENT OF LEASE
AGREEMENT BETWEEN THE COUNTY OF SAN MATEO AND OPPORTUNITIES
INDUSTRIALIZATION CENTER WEST FOR LEASE OF OFFICE SPACE AT
1200 O'BRIEN DRIVE, MENLO PARK, CALIFORNIA
(LEASE NO. 1223)

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of
California, that

WHEREAS, there has been presented to this Board of Supervisors for its consideration
and acceptance a First Amendment of Lease Agreement, reference to which is hereby made for
further particulars, whereby the County of San Mateo and Opportunities Industrialization Center
West agree to the terms and conditions contained in said First Amendment of Lease Agreement
for office space at 1200 O'Brien Drive, Menlo Park, California and

WHEREAS, this Board has been presented with a form of said First Amendment of
Lease Agreement and said Board has examined and approved same as to both form and content
and desires to enter into same:

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED.

1. That the President of this Board of Supervisors be, and is hereby, authorized and
directed to execute said First Amendment of Lease Agreement for and on behalf of the County of
San Mateo, and the Clerk of this Board shall attest to the signature thereto

2 That the Assistant County Manager is hereby authorized to accept or execute on behalf
of the County, any and all notices and documents in connection with this First Amendment of
Lease Agreement.

* * * * *

FIRST AMENDMENT OF LEASE AGREEMENT

LEASE AGREEMENT NO. 1223

This First Amendment of Lease Agreement dated, for reference purposes only, this _____ day of _____, 2001, between OPPORTUNITIES INDUSTRIALIZATION CENTER WEST, a non-profit California Corporation ("Landlord"), and the COUNTY OF SAN MATEO ("Tenant"), a political subdivision of the State of California who mutually agree as follows:

WHEREAS, on April 27, 1998 this Board of Supervisors adopted Resolution No 62418, authorizing the execution of an agreement whereby Landlord leased to Tenant certain premises located at 1200 O'Brien Drive, Menlo Park, California, consisting of approximately 777 square feet, and

WHEREAS, it is now the mutual desire of the parties to amend that agreement,

NOW THEREFORE THE PARTIES AGREE THAT LEASE NO. 1223, DATED APRIL 27, 1998 IS AMENDED AS FOLLOWS:

1. In consideration of the rent payments set forth in Paragraph 2 below, the term of the lease shall be extended from May 1, 2001 to April 30, 2006.
2. Commencing on May 1, 2001 the monthly rental payments shall be adjusted to \$2,447.55. The monthly rent shall be increased by four (4) percent each year thereafter on the anniversary date of the Lease. The monthly rent is therefore calculated as follows:

<u>Period</u>	<u>Monthly Rent</u>
May 1, 2001 - May 30, 2002	\$2,447.55
May 1, 2002 - May 30, 2003	\$2,545.45
May 1, 2003 - May 30, 2004	\$2,647.27
May 1, 2004 - May 30, 2005	\$2,753.16
May 1, 2005 - May 30, 2006	\$2,863.29

Said rent payments shall be payable in accordance with the original terms of the lease dated April 27, 1998.

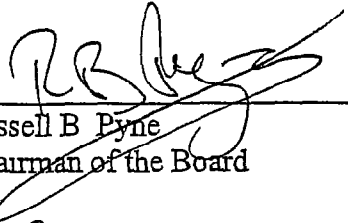
3. Either party shall have the option to terminate the Lease at anytime, at will and with or without cause by giving written notice to the other party at least six months in advance.

Except as set forth in this First Amendment, all other provisions of the Agreement shall remain unchanged and in full force and effect

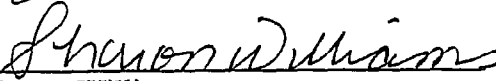
"LANDLORD"

OPPORTUNITIES INDUSTRIALIZATION
CENTER WEST

Dated: 3-22-01

By 
Russell B. Pyne
Chairman of the Board

Dated: 3-23-01

By 
Sharon Williams
Executive Director

"TENANT"

COUNTY OF SAN MATEO

Dated: _____

By _____
President, Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

RESOLUTION NO. _____