

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD TO EXECUTE LEASE NO. 1314 WITH HARBOR BELMONT ASSOCIATES FOR 13,603 SQUARE FEET OF OFFICE SPACE AT 310 HARBOR BOULEVARD IN UNINCORPORATED BELMONT.

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

WHEREAS, in November 2003, the County and Harbor Belmont Associates (“Landlord”) entered into Lease No. 1262 for office space at 310 Harbor Boulevard, in unincorporated Belmont, for use by various Human Services Agency programs, although eventually Behavioral Health and Recovery Services came to use, and continues to use, the space; and

WHEREAS, the County and Landlord subsequently entered into an amendment to the lease which modified the area of the premises and extended the term; and

WHEREAS, the premises have been occupied in holdover status since May 1, 2016; and

WHEREAS, the County desires to enter into a new long term lease with the Landlord to expand the Premises and construct tenant improvements; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance a lease agreement of real property (“Lease Agreement”),

reference to which is hereby made for further particulars, whereby the County of San Mateo shall lease from Harbor Belmont Associates 13,603 square feet of office space at 310 Harbor Boulevard, in unincorporated Belmont, for a term of approximately ten years, with an estimated rent commencement date of December 1, 2016, and an initial monthly base rent of \$34,007.50, subject to 3% annual increases during the initial term; and

WHEREAS, the Lease Agreement provides the County with two options to extend for an additional five years each at a rental rate of 95% of the then fair market rate.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board be, and is hereby, authorized and directed to execute said Lease Agreement for and on behalf of the County of San Mateo, and the Clerk of this Board shall attest the President's signature thereto; and

IT IS FURTHER DETERMINED AND ORDERED that the County Manager or his designee is hereby authorized to accept or execute on behalf of the County, any and all notices, amendments and documents associated with the Lease Agreement including, but not limited to, extension or termination of the agreement under the terms set forth therein.

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