

SECOND AMENDMENT to the OFFICE LEASE
between HEALTH PLAN OF SAN MATEO as Landlord
and COUNTY OF SAN MATEO as Tenant
For the lease of 801 Gateway Boulevard, 2nd and 3rd Floor
South San Francisco, California

WHEREAS the Health Plan of San Mateo (“Landlord”) and the County of San Mateo (“Tenant”) entered into an Office Lease (Lease No. 1322) dated December 27, 2015, for the lease of 801 Gateway Boulevard, 2nd Floor, South San Francisco, California (hereinafter “Office Lease”); and

WHEREAS, an amendment was executed April 6, 2021, to renew for five years under the Extension Option under Section 3.4 of the Office Lease, and extended the term through March 31, 2026; and

WHEREAS, Tenant would like to renew the lease for another five years and add additional space on the 3rd Floor (“Second Extended Term”); and

WHEREAS, using the agreed-upon rent of \$3.90/square foot per month, the rentable square footage (29,333 for the 2nd floor and 12,500 for the 3rd floor), and the 103 percent annual adjustment provided for in Section 4.2 of the Office Lease, Landlord and Tenant calculated the monthly base rent for the Second Extended Term.

NOW, THEREFORE, Landlord and Tenant agree as follows:

1. **Term.** The term of the Office Lease for the 2nd Floor shall be extended, with the Second Extended Term commencing on April 1, 2026, and expiring on March 31, 2031. During this term, Tenant will have the option to terminate the lease with at least 90 days’ notice before each renewal date (minimum notice by January 1st for April 1st renewal date).
2. **3rd Floor Commencement Date.** The commencement date to add the 3rd floor is tentatively June 1, 2026. If this date changes, then rent for the 3rd floor will be prorated to the new commencement date. The 3rd Floor will be included with the Second Extended Term and become coterminous with the 2nd Floor.

3. **Rent.** The monthly base rent for the Second Extended Term shall be as follows (including the 103 percent annual adjustment provided for in Section 4.2 of the Office Lease):

Months	Month/Year	Monthly Rent		
		2nd Floor	3rd Floor	Total
01-02	April 2026 - May 2026	\$ 114,399	\$ -	\$ 114,399
03-12	June 2026 - March 2027	\$ 114,399	\$ 48,750	\$ 163,149
13-24	April 2027 - March 2028	\$ 117,831	\$ 50,213	\$ 168,044
25-36	April 2028 - March 2029	\$ 121,366	\$ 51,719	\$ 173,085
37-48	April 2029 - March 2030	\$ 125,007	\$ 53,270	\$ 178,277
49-60	April 2030 - March 2031	\$ 128,757	\$ 54,869	\$ 183,626

4. **Leasehold Improvements.** Landlord will prepare the 3rd floor for occupancy at Landlord's cost for items agreed upon listed on Exhibit B-1.
5. **3rd Floor Rented Space.** Tenant is renting a portion of the 3rd Floor as outlined on Exhibit C-1. The space will be partitioned but not walled off. Tenant will only occupy and use the space identified in Exhibit C-1.
6. **3rd Floor Furniture.** The 3rd floor will be rented furnished. Tenant will have use of existing furniture, owned by Landlord, including cubicle workstations, office desks, file cabinets, and conference room chairs. Task chairs are not included and must be provided by Tenant. Cubicle workstation configurations may be modified upon request by Tenant to Landlord, and upon approval by Landlord using existing cubicle material. Modifications and additional material will be done with Landlord's contractor and at Tenant's expense.
7. **3rd Floor Appliances.** Tenant will have use of the kitchen appliances on the 3rd floor (refrigerator, dishwasher and ice maker) but will be responsible for their maintenance and/or replacement.
8. All remaining terms in the Office Lease shall remain in effect and apply to both the 2nd Floor and 3rd Floor.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Landlord and Tenant have executed this Lease Amendment as of this ____ day of _____, 2026.

LANDLORD

Trent Ehrgood
Trent Ehrgood, Chief Financial Officer
Health Plan of San Mateo

Digitally signed by Trent Ehrgood
DN: cn=Trent Ehrgood, o=Health Plan of San Mateo, ou=Chief
Financial Officer, email=trent.ehrgood@hpsm.org, c=US
Date: 2026.03.24 17:12:12 -0700

Date: 3/24/2026

TENANT

Noelia Corzo, President
Board of Supervisors
County of San Mateo

Date: _____

Attest:

Clerk of the Board

Resolution No.

Resolution Date

EXHIBIT B-1

3rd Floor Leasehold Improvements

1. The 3rd Floor will be rented as furnished with the existing configuration of offices, cubical workstations, conference rooms, and kitchen as shown on space plan in Exhibit C-1.
2. Landlord will install cardkey access at entrance(s) to Premise on 3rd Floor and Landlord will manage card issuance to individuals consistent with current process with the 2nd Floor.
3. Landlord will maintain and monitor up to ten security cameras at Landlord's expense. These are existing cameras on the 3rd Floor. Landlord and Tenant will work together to select which cameras to use, and Landlord will disable the remaining cameras. Tenant may omit this service at any time, at which time Landlord will disable all the cameras in Tenant's designated space. Landlord will have the right to maintain security cameras in the elevator lobby and in unrented portions of the 3rd Floor.
4. Landlord will perform the following updates to the space prior to the commencement date. This list was derived from on a walkthrough with the Tenant on 3/18/26.
 - Paint throughout the floor
 - Shampoo carpets and polish floors
 - Sanitize all cubicles, furniture, restrooms, and the 3rd floor kitchen
 - Purchase and install a new ice maker (current one isn't working)
 - Repair and adjust cubicles as needed based on the current layout
 - Move or relocate furniture based on Tenant's request
 - Install privacy film on two office windows

