

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING: A) THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A LEASE AGREEMENT WITH KISMET PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO ALLOW THE COUNTY TO LEASE A SINGLE ROOM OCCUPANCY HOTEL CONSISTING OF 45 ROOMS OF RESIDENTIAL UNITS LOCATED AT 505 CYPRESS AVENUE, IN SOUTH SAN FRANCISCO, FOR AN INITIAL TEN (10) YEAR TERM COMMENCING ON MARCH 1, 2022, AT AN INITIAL MONTHLY BASE RENT OF \$34,744.34, WITH ANNUAL 3.5% INCREASES; AND B) THE COUNTY MANAGER TO EXECUTE A SUBLEASE AGREEMENT WITH TELECARE CORPORATION, A CALIFORNIA CORPORATION, FOR THE PURPOSE OF OPERATING THE INDUSTRIAL HOTEL AND PROVIDING SERVICES PURSUANT TO THE SERVICE AGREEMENT EXECUTED BETWEEN THE COUNTY AND TELECARE; AND C) THE COUNTY MANAGER, OR DESIGNEE, TO ACCEPT OR EXECUTE NOTICES, OPTIONS AND DOCUMENTS ASSOCIATED WITH THE AGREEMENT INCLUDING, BUT NOT LIMITED TO, EXTENSION OR TERMINATION OF THE AGREEMENT UNDER THE TERMS SET FORTH THEREIN

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

WHEREAS, Telecare Corporation has leased the Industrial Hotel located at 505 Cypress Avenue, in South San Francisco, to provide housing support services to its mental health clients at risk of homelessness as part of its service agreement with the County; and

WHEREAS, Telecare Corporation's current lease of the Industrial Hotel with Kismet Partners LLC will expire March 1, 2022; and

WHEREAS, the County has negotiated a new lease with Kismet Partners LLC for the Industrial Hotel, whereby the County will lease the Industrial Hotel from the owners and sublease it to Telecare Corporation; and

WHEREAS, there has been presented to this Board of Supervisors, for its consideration and acceptance, a new Lease Agreement (“Lease”) to lease the Industrial Hotel, a Single Room Occupancy Hotel consisting of 45 rooms of residential units, known as 505 Cypress Avenue, in South San Francisco for an initial term of Ten (10) years, starting at a monthly base rent of \$34,744.34 plus utilities, with annual 3.5% increases.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of this Board of Supervisors 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.

IT IS FURTHER DETERMINED AND ORDERED that the County Manager is hereby authorized to execute a sublease agreement with Telecare Corporation, a California Corporation, for the purpose of operating the Industrial Hotel and providing services pursuant to the service agreement executed between the County and Telecare.

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, options and documents associated with the Lease and Sublease Agreements including, but not limited to, extension or termination of the Lease and Sublease under the terms set forth therein.

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