

RESOLUTION NO. _____

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

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**RESOLUTION AUTHORIZING A SECOND AMENDMENT TO LEASE
AGREEMENT WITH DAVIS ASSOCIATES AGREEING TO A PAYMENT TO THE
LANDLORD OF \$232,000 FOR LEASEHOLD IMPROVEMENTS AND AGREEING
TO THE COUNTY OCCUPYING 26,292 SQUARE FEET OF OFFICE SPACE ON
THE SECOND FLOOR AT 1 DAVIS DRIVE, BELMONT, CALIFORNIA**

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

WHEREAS, in March of 2009, the County and Davis Associates entered into a lease agreement for 69,925 square feet of “Plug and Play” office space at 1 Davis Drive, Belmont, but occupied and paid for only 39,925 square feet for the use of Human Services administrative staff; and

WHEREAS, the 30,000 square foot second floor of the building was held as “Expansion Space”; and

WHEREAS, in June of 2012, the County and Davis Associates entered into a First Amendment to Lease Agreement authorizing first floor leasehold improvements to be reimbursed as additional rent; and

WHEREAS, Real Property Services has negotiated a Second Amendment to Lease Agreement which authorizes the Landlord to purchase and install improvements and furniture systems in the remaining Second Floor Expansion Space at a cost that exceeds by \$332,000 the design and plans originally approved in the Lease Agreement

and First Amendment; and

WHEREAS, in exchange for the additional expense Landlord will incur, the Lease Agreement will be amended such that County agrees to reimburse the Landlord \$232,000 and thereby obtain the right to purchase all furniture systems and to occupy 26,292 square feet of the Expansion Space through September of 2019; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance a Second Amendment to Lease Agreement, reference to which is hereby made for further particulars, which Second Amendment provides for the Landlord to design, install and be reimbursed by for Leasehold Improvements and furniture systems, and County's occupancy of the Second Floor through the term of the Lease, in accordance with the terms and conditions contained therein; and

WHEREAS, this Board has been presented with the Second Amendment to Lease Agreement and has examined and approved same as to both form and content and desires to enter into same; and

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 Second Amendment to 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 and/or execute on behalf of the County, any and all notices, options and documents associated with the Second Amendment and

Lease including, but not limited to, approvals, extensions or termination of the Lease under the terms set forth therein.

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