

**FIRST AMENDMENT TO LEASE AGREEMENT
No. 1282**

This First Amendment to Lease Agreement ("Amendment"), dated for reference purposes only as of April 24, 2012 is by and between VISTA MARIN, LLC, a California Limited Liability Company ("Landlord"), and the COUNTY OF SAN MATEO, a political subdivision of the State of California ("County" or "Tenant").

Recitals

A. As authorized by San Mateo County Resolution No. 68699, Landlord and County entered into a lease agreement, dated for reference purposes as of May 15, 2007, for approximately 3,709 square feet of rentable space (the "Premises") in that certain building commonly known as 900 Veterans Blvd, Redwood City, California, for the use of the Health System.

B. The Lease expires on April 30, 2012.

C. Landlord and County wish to amend the Lease to extend the Term under the same terms and conditions, to grant County the right to terminate the Lease, and to increase the monthly base rent, as herein set forth.

Agreement

For good and valuable consideration as hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Term**. Any reference to the Initial Term or Expiration Date of the Lease notwithstanding, the Expiration Date of the Lease is hereby amended to April 30, 2013.
2. **Early Termination**. Any references to the early termination of the Lease notwithstanding, County shall have the right to terminate the Lease without any penalty, fee or other liability, by giving Landlord not less than one hundred eighty (180) days prior written notice (the "Termination Option").
3. **Base Rent**. Any references to the Base Rent of the Lease notwithstanding, effective May 1, 2012, the Base Rent shall be \$11,720.44 per month, which rate shall be in effect through April 30, 2013.
4. **Effective Date; Approval**. This First Amendment shall become effective (the "Effective Date") when the County Board of Supervisors adopts a resolution authorizing the execution of this First Amendment, and the First Amendment is duly executed by the County and the Landlord.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LEASE AMENDMENT, LANDLORD ACKNOWLEDGES AND AGREES THAT NO OFFICER OR EMPLOYEE OF COUNTY HAS AUTHORITY TO COMMIT COUNTY HERETO UNLESS AND UNTIL THE COUNTY BOARD OF SUPERVISORS HAS ADOPTED A RESOLUTION AUTHORIZING THE EXECUTION OF THIS FIRST AMENDMENT TO THE AGREEMENT. THEREFORE, ANY OBLIGATIONS OR LIABILITIES OF COUNTY HEREUNDER ARE CONTINGENT UPON ADOPTION OF SUCH A RESOLUTION, AND THIS AMENDMENT SHALL BE NULL AND VOID UNLESS THE BOARD OF SUPERVISORS ADOPTS A RESOLUTION AUTHORIZING THE EXECUTION OF THIS FIRST AMENDMENT. APPROVAL OF THIS AMENDMENT BY ANY DEPARTMENT, COMMISSION OR AGENCY OF COUNTY SHALL NOT BE DEEMED TO IMPLY THAT SUCH RESOLUTION WILL BE ADOPTED, NOR WILL ANY SUCH APPROVAL CREATE ANY BINDING OBLIGATIONS ON COUNTY.

6. **Counterparts.** This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.
7. **No Further Amendments; Conflicts.** All the terms and conditions of the Lease remain in full force and effect except as expressly amended herein. The Lease as amended by this First Amendment constitutes the entire agreement between Landlord and County regarding the leased premises and may not be modified except by an instrument in writing duly executed by the parties hereto. In the event of any conflict between the terms of the Lease and the terms of this First Amendment, the terms of this First Amendment shall control.

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Landlord and County have executed this First Amendment as of the date first written above.

LANDLORD:

VISTA MARIN, LLC,
a California Limited Liability Company

By: _____

Its: _____

COUNTY:

COUNTY OF SAN MATEO,
a political subdivision of the State of California

By: _____

Adrienne J. Tissier
President, Board of Supervisors

Attest:

Clerk of the Board

Resolution No.: _____