

RESOLUTION NO. .

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

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RESOLUTION A) AUTHORIZING THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH BRE ALAMEDA PROPERTY OWNER, LLC, TO ADD 5,163 SQUARE FEET OF OFFICE SPACE AT 2000 ALAMEDA DE LAS PULGAS, IN THE CITY OF SAN MATEO, FOR A MONTHLY RENT BEFORE EXPENSES OF \$14,198.25 AND FOR A TERM ENDING SEPTEMBER 30, 2027; AND B) AUTHORIZING THE COUNTY MANAGER, OR HIS DESIGNEE, TO ACCEPT OR EXECUTE ON BEHALF OF THE COUNTY, ANY AND ALL WRITTEN NOTICES, OPTIONS, CONSENTS, APPROVALS AND DOCUMENTS IN CONNECTION WITH THE LEASE AND AMENDMENT INCLUDING, BUT NOT LIMITED TO, EXTENSION OR TERMINATION OF THE LEASE AND AMENDMENT UNDER THE TERMS SET FORTH THEREIN.

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

WHEREAS, the County of San Mateo entered into that certain 1900/2000 Alameda de las Pulgas Lease dated as of May 15, 2007 with Hines REIT 1900/2000 Alameda de las Pulgas LLC (“Hines”) (“Lease”) for the lease of certain premises consisting of approximately 81,223 square feet of offices and storage, in a portion of that certain office project at 1950 and 2000 Alameda de las Pulgas, San Mateo; and

WHEREAS, by Resolution 74188, the County entered into a First Amendment to the Lease (“Amendment”), which provided for the early extension of a ten-year term beginning October 1, 2017 and expiring on September 30, 2027, whereby the County shall continue to lease approximately 81,223 square feet of offices and storage at a monthly rent of \$183,738.91 beginning October 1, 2017; and

WHEREAS, on November 10, 2016, the County received official notice of the

transfer of 1900/1950/2000 Alameda de las Pulgas from Hines to BRE Property Owner Alameda de Las Pulgas, LLC; and

WHEREAS, this Board has been presented with the Second Amendment to the Lease adding an additional 5,163 square feet of space at 2000 Alameda de las Pulgas for a monthly rent before expenses of \$14,198.25 per month or \$2.75 per square foot for a term ending September 30, 2027; and

WHEREAS, the Second Amendment to the Lease also provides the County with \$20 per square foot, or \$103,260, as a tenant improvement allowance to cover a portion of the cost of improvements needed to the space; and

WHEREAS, this Board has examined and approved the Second Amendment to Lease as to both form and content and desires to enter it.

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 the Second Amendment 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 written notices, options, consents, approvals and documents in connection with the Lease and Amendment including, but not limited to, extension or termination of the agreement under the terms set forth therein.

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