

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH HARBOR BELMONT ASSOCIATES FOR APPROXIMATELY 35,375 SQUARE FEET OF WAREHOUSE SPACE AT 310-A, 312, AND A PORTION OF 320 HARBOR BOULEVARD, IN UNINCORPORATED BELMONT, AT AN INITIAL MONTHLY RATE OF \$1.00 PER SQUARE FOOT PER MONTH FOR A TERM OF TEN YEARS, WITH TWO OPTIONS TO EXTEND FOR FIVE ADDITIONAL YEARS EACH AT 95% OF THE THEN FAIR MARKET RENTAL RATE.

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

WHEREAS, the San Mateo County Sheriff's Office desires to consolidate warehouse space used several divisions; and

WHEREAS, a lease at 310-A, 312, and a portion of 320 Harbor Boulevard, in unincorporated Belmont, would initially provide approximately 16,019 square feet of turn-key warehouse space in a central location to County operations, with the option to expand into an additional 19,356 square feet of space by January 1, 2017; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance, a lease of real property ("Lease"), reference to which is hereby made for further particulars, whereby the County of San Mateo shall initially lease from Harbor Belmont Associates, 16,019 square feet of warehouse space at 310-A and 312 Harbor Boulevard, Building E, in unincorporated Belmont, for a term of ten years, which is estimated to commence on September 1, 2015 and expire on August

31, 2025, with an option to expand into 19,356 square feet of space in 320 Harbor, and two options to extend for an addition five years each, at an initial monthly base rental rate of \$1.00 per square foot per month subject to 2.5% annual increases during the initial term.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board 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; and

IT IS FURTHER DETERMINED AND ORDERED that the County Manager of his designee is hereby authorized to accept or execute on behalf of the County, any and all notices and other documents associated with the Lease including, but not limited to extension or termination of the agreement under the terms set forth therein.

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