

**SECOND AMENDMENT TO LEASE AGREEMENT
No. 1284**

This Second Amendment to Lease Agreement ("Amendment"), dated for reference purposes only as of May 28, 2015 is by and between 1700 INDUSTRIAL, LLC, a California limited liability company, AND DELUNA INVESTMENTS, LLC, a California limited liability company (collectively, "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. 68822, Landlord and County entered into a lease agreement ("Lease"), dated for reference purposes as of June 1, 2007, for approximately 9,760 square feet of warehouse and office area (the "Premises") in that certain building commonly known as 1700 Industrial Road, San Carlos, California, for the use of the Sheriff's Office.

B. The parties executed a First Amendment to Lease Agreement dated June 18, 2012, which was adopted by San Mateo County Resolution No. 72059 on July 10, 2012. The amendment extended the Term and increased the Base Rent of the Lease.

C. As amended, the Lease now expires on June 30, 2015;

D. Landlord and County wish to further amend the Lease to extend the Term under the same terms and conditions and to grant County the right to terminate the Lease, as set forth below.

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 December 31, 2015.
2. **Early Termination**. County shall have the right to terminate the Lease, without any penalty, fee or other liability, by giving Landlord not less than thirty (30) days prior written notice.
3. **Effective Date; Approval**. This Second Amendment shall become effective (the "Effective Date") when the County Board of Supervisors adopts a resolution authorizing the execution of this Second Amendment and the Second Amendment is thereafter 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 SECOND 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 SECOND 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.

4. **Counterparts.** This Second 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.
5. **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 Second 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 Second Amendment, the terms of this Second Amendment shall control.

Balance of Page Intentionally Blank

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

LANDLORD:

1700 INDUSTRIAL, LLC

By: _____

its: _____

DELUNA INVESTMENTS, LLC

By: _____

its: _____

COUNTY:

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

By: _____

Carole Groom
President, Board of Supervisors

Attest:

Clerk of the Board

Resolution No.: _____