

RESOLUTION NO. 070630

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

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RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD TO EXECUTE A FIRST AMENDMENT TO LEASE AGREEMENT WITH HM SHORELINE VENTURE, LP, A CALIFORNIA LIMITED PARTNERSHIP, OF THE OFFICE BUILDING LOCATED AT 225 CABRILLO HIGHWAY, BUILDING A, HALF MOON BAY, EXTENDING THE TERM THROUGH JUNE 30, 2020, REPLACING EXHIBIT H (SPACE PLAN), ELIMINATING THE LANDLORD'S OBLIGATION TO PROVIDE AN IMPROVEMENT ALLOWANCE, AND OBLIGATING THE LANDLORD TO EXECUTE DOCUMENTATION RELATED TO A GRANT; AND, AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE NOTICES, OPTIONS AND DOCUMENTS ASSOCIATED WITH THE FIRST AMENDMENT AND LEASE INCLUDING, BUT NOT LIMITED TO, EXTENSION OR TERMINATION OF THE LEASE UNDER THE TERMS SET FORTH THEREIN.  
(LEASE NO. 1287)

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

**WHEREAS**, on July 1, 2008, the County of San Mateo and HM Shoreline Venture, L.P., as authorized by Resolution No. 69484, entered into a Lease Agreement for the lease of 15,335 rentable square feet of building area at 225 Cabrillo Highway South, Half Moon Bay, California, for use as the Coastside Health Clinic, which consisted of 6,504 square feet of office and clinic space on the second floor occupied by the County Coastside Health Clinic, and further authorized a sublease of 8,831 square feet of office and clinic space on the first floor to the Coastside Family Medical Center; and

**WHEREAS**, on May 1, 2009 the Coastside Family Medical Center filed for bankruptcy, and the sublease was rejected by the Bankruptcy Trustee and terminated by operation of law on May 8, 2009; and

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**WHEREAS**, on December 9, 2009, the County received approval of a grant application from the Department of Health Resources and Services Administration for the alteration, repair and renovation of the first floor of the building for use as a County Health Clinic and conditions of the Grant require the property owner to execute a Statement of Agreement; and

**WHEREAS**, the parties wish to amend the Lease Agreement to extend the Initial Term, replace Exhibit H (Space Plan), eliminate the Landlord's obligation to provide an Improvement Allowance, and to obligate the Landlord to execute documentation related to the Grant, but otherwise on the same terms and conditions; and

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

**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 such First 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 or execute on behalf of the County, any and all notices, options and documents associated with the First Amendment and Lease including, but not limited to, extension or termination of the Lease under the terms set forth therein.

\* \* \* \* \*

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Regularly passed and adopted this 9<sup>th</sup> day of February, 2010.

AYES and in favor of said resolution:

Supervisors:

MARK CHURCH

CAROLE GROOM

RICHARD S. GORDON

ROSE JACOBS GIBSON

ADRIENNE J. TISSIER

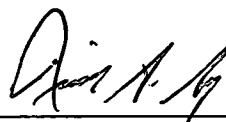
NOES and against said resolution:

Supervisors:

NONE

Absent Supervisors:

NONE



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President, Board of Supervisors  
County of San Mateo  
State of California

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



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Marie L. Peterson, Deputy  
Clerk of the Board of Supervisors

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