

October 21, 2020

County of San Mateo
400 County Center
Redwood City, CA 94063

Subject: Commercial Lease #800827, extension of lease term for use of 200 parking spaces at the Sequoia Caltrain Station parking lot in Redwood City, CA.

Dear Mr. Callagy:

This letter is the formal approval of the lease extension through December 31, 2021, for use of 200 parking spaces at the Sequoia Caltrain Station (“Sequoia Station”) by the County of San Mateo, Agreement #800827.

On March 1, 2019 the San Mateo County Transit District (“Agency”) entered into a Commercial Lease (“Lease”) with the County of San Mateo (“County”) for use of a portion of the Sequoia Caltrain Station parking lot. Initially 75 parking spaces were made available for County’s use through April 30, 2019. On April 9, 2019, the Agency and County executed a First Amendment to Commercial Lease (“First Amendment”) to allow County’s use of 200 parking spaces effective May 1, 2019 through December 31, 2020.

The County has requested an extension of the Lease for an additional 12 months, consisting of a six-month extension through June 30, 2021 and an additional six months on a month-to-month basis through December 31, 2021. In the event jury trials at the San Mateo Superior Court are suspended by its Court Executive Officer during the extended term, the County may suspend its use of the Sequoia Station, and rent shall be waived during the term of such suspension. County will provide written notice to the Agency of any such suspension. Upon resumption of jury trials, the County shall provide written notice to the Agency, and the Agreement shall continue in full force and effect.

It is understood that the County will require only 75 parking spaces after January 1, 2021, with the rent adjusted accordingly to \$7,500 a month. In the event that the San Mateo County Superior Court will require up to 200 parking spaces during the month of June 2021, the Agency will make those spaces available subject to written notification by the County prior to April 2021. In that event the rent will be adjusted upward at \$100 per additional parking stall requested.

Excepting only the changes specifically set forth in this letter the terms and provisions of the Lease shall remain in full force and effect. It is understood this extension request is related to the County's construction of a new parking structure that will, when completed, replace the County's need for the 200 spaces at the Sequoia Station. An internal Agency review of this request was made and it was determined that a 12-month extension will be offered without posing any problems for Caltrain operations or on-going capital projects. In light of these facts, the Agency is prepared to grant a lease term extension to the County of San Mateo with the conditions listed above.

"Lessor"

"Lessee"

San Mateo County Transit District,
a public agency

County of San Mateo

By _____
Brian Fitzpatrick
Director, Real Estate & Property
Development

By _____
Warren Slocum, President San Mateo
County Board of Supervisors