

**FIRST AMENDMENT to the OFFICE LEASE**  
**between HEALTH PLAN OF SAN MATEO as Landlord**  
**and COUNTY OF SAN MATEO as Tenant**  
**For the lease of 801 Gateway Boulevard, 2<sup>nd</sup> Floor**  
**South San Francisco, California**

WHEREAS the Health Plan of San Mateo (“Landlord”) and the County of San Mateo (“Tenant”) entered into an Office Lease (Lease No. 1322) dated December 27, 2015, for the lease of 801 Gateway Boulevard, 2<sup>nd</sup> Floor, South San Francisco, California (hereinafter “Office Lease”); and

WHEREAS, Tenant is exercising its Extension Option under Section 3.4 of the Office Lease to extend the term through March 31, 2026; and

WHEREAS, under Section 3.5 of the Office Lease, Landlord provided a Fair Market Rent Proposal of \$3.36/square foot, and Tenant subsequently notified Landlord that it agrees to Landlord’s Fair Market Rent Proposal; and

WHEREAS, using the agreed-upon Fair Market Rent Proposal of \$3.36/square foot per month, the rentable area occupied by Tenant (i.e., 29,333 square feet), and the 103 percent annual adjustment provided for in Section 4.2 of the Office Lease, Landlord and Tenant calculated the monthly base rent for the Extended Term;

NOW, THEREFORE, Landlord and Tenant agree as follows:

1. The term of the Office Lease shall be extended, with the Extended Term commencing on April 1, 2021, and expiring on March 31, 2026.
2. The Base Rent provided for in Section 4.1 of the Office Lease shall cease to apply for the Extended Term. The monthly base rent for the Extended Term shall be as follows (including the 103 percent annual adjustment provided for in Section 4.2 of the Office Lease):

Months	Month/Year	Monthly Base Rent
01-12	April 2021 - March 2022	\$ 98,559
13-24	April 2022 - March 2023	\$ 101,516
25-36	April 2023 - March 2024	\$ 104,561
37-48	April 2024 - March 2025	\$ 107,698
49-60	April 2025 - March 2026	\$ 110,929

3. All remaining terms in the Office Lease shall remain in effect.

Landlord and Tenant have executed this Lease Amendment as of this \_\_\_\_ day of \_\_\_\_\_, 2021.

LANDLORD

\_\_\_\_\_  
Trent Ehrgood, Chief Financial Officer  
Health Plan of San Mateo

Date: 3/18/2021

TENANT

\_\_\_\_\_  
David J. Canepa, President  
Board of Supervisors  
County of San Mateo

Date: \_\_\_\_\_