



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C-12

For the meeting of: February 24, 2015

Date: January 27, 2015

To: Board of Supervisors

From: Phillip R. Crandall, Director *Sundberg*
Department of Health and Human Services + Public Health

Subject: Fourth Amendment To License with Grace Good Shepherd Church and Presbytery of the Redwoods for Office Space at 1450 Hiller Road, McKinleyville, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approves and authorizes the Chair of the Board to execute the Fourth Amendment To License with Grace Good Shepherd Church and Presbytery of the Redwoods for Office Space at 1450 Hiller Road, McKinleyville, California; and
2. Directs the Clerk of the Board to return one (1) original of the executed Fourth Amendment To License to Public Works-Real Property Division for transmittal to Grace Good Shepherd Church and Presbytery of the Redwoods.

SOURCE OF FUNDING:

Public Health Fund

DISCUSSION:

On April 7, 2009 (Item D-13), the Board approved a License (Attachment 1) between Grace Good Shepherd Church and Presbytery of the Redwoods and the County of Humboldt for the Women, Infants and Children (WIC) Program. The First Amendment To License (Attachment 2) was executed by the Board on January 26, 2010 (Item B-1) and provided for a rent increase and permitted use of the premises

Prepared by Michelle Tucker, ASO

CAO Approval *Amey Nissen*

REVIEW:

Auditor *MMH*

County Counsel

Personnel

Risk Manager

Other

TYPE OF ITEM:

☒ Consent
☐ Departmental
☐ Public Hearing
☐ Other

PREVIOUS ACTION/REFERRAL:

Board Order No. D-13, B-1, C-4, C-9

Meeting of: 4/7/09, 1/26/10, 1/24/2012, 7/24/12

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Sundberg* Seconded by Supervisor *Lovelace*

Ayes *Sundberg, Lovelace, Fennell, Bohn, Bass*
Nays
Abstain
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: Feb. 24, 2015

By:

Kathy Hayes, Clerk of the Board *Kathy Hayes*

by various Department of Health and Human Services (DHHS) programs. The Second Amendment To License (Attachment 3) extended the term from March 1, 2012 to February 28, 2015 and increased the rent to a fixed rate of \$250.00 per month. The Third Amendment To License (Attachment 4) was executed by the Board on July 24, 2012 (item C-9) and increased the rent from \$250.00 per month to \$290.00 dollars per month. The Licensor agreed to provide janitorial services at the rate of \$40 per month. The Fourth Amendment To License (Attachment 5) will extend the term of this License Agreement commencing March 1, 2015, which will continue on a month-to-month basis unless either party gives thirty (30) days written notice to terminate to the other party, and will increase the rent from \$290.00 per month to \$300.00 dollars per month.

WIC programs provide individualized nutrition counseling, breastfeeding support, vouchers to purchase healthy foods and referrals to health care providers to women with low to moderate incomes who are pregnant, breastfeeding or have recently delivered a baby, as well as families with infants and children under five years old. Approval of the Fourth Amendment To License will allow the WIC Program to continue to provide services in this area of Humboldt County.

FINANCIAL IMPACT:

The monthly rent cost for use of the space at Grace Good Shepherd Church is \$300.00 per month. This expenditure is included in the approved Fiscal Year 2014-15 budget in Fund 1175, Budget Unit 415, Health Education Division. There is no impact to the County General Fund.

Approval of the Amendment will support the approved Strategic Framework by continuing to support opportunities for improved health and safety as well as protecting vulnerable populations.

OTHER AGENCY INVOLVEMENT:

Public Works-Real Property Division

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the Fourth Amendment To License with Grace Good Shepherd Church and Presbytery of the Redwoods. However, the DHHS-Public Health does not recommend this alternative because it would require WIC clients in this area of Humboldt County to travel to Eureka to obtain WIC services.

ATTACHMENTS:

- Attachment 1: Original License with Grace Good Shepherd Church for office space at 1450 Hiller Road, McKinleyville, California.
- Attachment 2: First Amendment To License with Grace Good Shepherd Church for office space at 1450 Hiller Road, McKinleyville, California.
- Attachment 3: Second Amendment To License with Grace Good Shepherd Church for office space at 1450 Hiller Road, McKinleyville, California.
- Attachment 4: Third Amendment To License with Grace Good Shepherd Church for office space at 1450 Hiller Road, McKinleyville, California
- Attachment 5: Fourth Amendment To License with Grace Good Shepherd Church for office space at 1450 Hiller Road, McKinleyville, California

LICENSE AGREEMENT

This Agreement, made and entered into this 7 day of April, 2009, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY, and GRACE GOOD SHEPHERD CHURCH and PRESBYTERY OF THE REDWOODS, a nonprofit corporation, hereinafter collectively referred to as LICENSOR, who agree to the following.

1. LICENSE

LICENSOR gives its permission, subject to all the terms and conditions of this Agreement, for COUNTY to use space as designated by LICENSOR in the building located on Assessor's Parcel No. 510-133-015, more commonly known as 1450 Hiller Road, McKinleyville, CA. Said premises is more particularly shown on Exhibit A, which is attached hereto and incorporated herein.

2. LICENSE IS NOT A LEASE

This Agreement does not constitute a lease, but constitutes a mere License Agreement and COUNTY is limited to the use of the premises expressly and specifically described in paragraphs (1) and (5).

3. TERM

The initial term of this Agreement shall commence upon Board approval, and shall terminate on February 29, 2012 unless either party gives thirty (30) days written notice to terminate to the other party.

4. RENT

COUNTY shall pay to LICENSOR as rent for the use of the premises a monthly rental as follows:

Fifty Dollars (\$50.00)

Rent shall be paid in advance on the first day of each month, except in the event that COUNTY'S occupancy shall commence on a day other than the first day of the month, the rent for the first partial month shall be prorated at one-thirtieth (1/30) of the rental rate for each calendar day the premises are ready for occupancy during such month.

5. USE OF PREMISES

The premises shall be used by COUNTY for various Health and Human Services Department programs. COUNTY shall have use of the premises every Thursday and the last Wednesday of each month.

6. LICENSOR'S ACCESS TO PREMISES

LICENSOR shall have reasonable access to the premises.

7. BUILDING STANDARDS AND COMPLIANCE WITH LAWS

LICENSOR covenants and warrants that the premises have been constructed and any remodeling done in accordance with all local, state, and federal laws and regulations, including but not limited to, the Americans with Disabilities Act. LICENSOR further agrees to comply with any federal, state, or local licensing standards, any applicable accrediting standards, and any other applicable standards or established criteria locally or by the state or federal governments.

COUNTY shall have the right to terminate upon seven (7) days notice if any of the above mentioned applicable laws, standards, or criteria are not complied with.

8. UTILITIES

LICENSOR agrees to furnish and pay for all charges for gas, refuse collection, electricity, water and sewer supplied to and used in the premises by COUNTY. COUNTY shall pay for its own telephone and communication services.

9. JANITORIAL

COUNTY Public Health Branch staff shall be responsible for janitorial services to the premises.

10. MAINTENANCE

LICENSOR shall be responsible for maintenance of the exterior and interior of the building, except for the following:

- A. Any repairs caused by negligence of COUNTY personnel.

- B. Any repairs to phone system, computers, security system or installation thereof.

11. IMPROVEMENTS AND ALTERATIONS

COUNTY may make non-structural alterations or improvements to the premises to accommodate COUNTY'S use of the premises. However, COUNTY shall not make any alterations or improvements to the premises being used without the prior written consent of LICENSOR. Such consent shall not be unreasonably withheld.

COUNTY, at its own cost, may install in the premises the equipment needed for telecommunication system and computer terminals including, but not limited to, the following:

- A. Telephone cable
- B. Key system units
- C. Intercom system
- D. Telephones
- E. Answering machine
- F. Security system

Upon termination of Agreement, COUNTY shall have the right to remove from the premises any such equipment installed by COUNTY.

12. SMOKING

Pursuant to Humboldt County Code §971-1 et seq., COUNTY owned or licensed premises are smoke free. LICENSOR shall comply with said provision.

13. HOLD HARMLESS/INDEMNIFICATION

A. LICENSOR shall indemnify, defend and hold harmless COUNTY and its officers, officials, employees, and volunteers, from any and all claims, demands, losses, damages, and liabilities of any kind or nature, including attorney's fees, which are caused by any negligent or willful acts of misconduct or omissions (either directly or through or by its officers, agents or employees) in connection with LICENSOR'S duties and obligations under this Agreement and any amendments hereto, except such loss or damage which was caused by the sole negligence or willful misconduct of the COUNTY.

- B. COUNTY shall indemnify, defend and hold harmless LICENSOR and its

officers, officials, employees, and volunteers, from any and all claims, demands, losses, damages, and liabilities of any kind or nature, including attorney's fees, which are caused by any negligent or willful acts of misconduct or omissions (either directly or through or by its officers, agents or employees) in connection with COUNTY'S duties and obligations under this Agreement and any amendments hereto, except such loss or damage which was caused by the sole negligence or willful misconduct of the LICENSOR.

C. Acceptance of insurance, if required by this Agreement, does not relieve LICENSOR from liability under this indemnification clause. This indemnification clause shall apply to all damages or claims for damages suffered by LICENSOR'S operations regardless if any insurance is applicable or not.

14. LICENSOR'S INSURANCE

This License shall not be executed by COUNTY and LICENSOR is not entitled to any rights, unless certificates of insurances, or other sufficient proof that the following provisions have been complied with, and such certificate(s) are filed with the Clerk of the Humboldt County Board of Supervisors.

Without limiting LICENSOR'S indemnification provided for herein, LICENSOR shall and shall require any of its subcontractors to take out and maintain, throughout the period of this Agreement and any extended term thereof, the following policies of insurance placed with insurers authorized to do business in California and with a current A.M. Bests rating of no less than A:VII or its equivalent against injury/death to persons or damage to property which may arise from or in connection with the activities hereunder of LICENSOR, its agents, officers, directors, employees, licensees, invitees, assignees or subcontractors:

A. Comprehensive or Commercial General Liability Insurance:

Comprehensive or Commercial General Liability Insurance at least as broad as Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001), in an amount of \$1,000,000 for any one incident, including personal injury, death and property damage. If a general aggregate limit is used, either the general aggregate limit shall apply separately to this project or the general aggregate shall be twice the required occurrence limit.

B. Property Insurance

LICENSOR is responsible for providing "All-Risk" Property Insurance for this location.

C. Workers' Compensation Insurance Compensation Coverage

If required by California law, and in accordance with the statutory limits set forth therein. Said policy shall contain or be endorsed to contain a waiver of subrogation against COUNTY, its officers, agents, and employees.

15.- COUNTY'S INSURANCE

Without limiting COUNTY'S indemnification provided herein, COUNTY shall and shall require any of its subcontractors to take out and maintain, throughout the period of this Agreement and any extended term thereof, the following policies of insurance placed with insurers authorized to do business in California and with a current A.M. Bests rating of no less than A:VII or its equivalent against injury/death to persons or damage to property which may arise from or in connection with the activities hereunder of COUNTY, its agents, officers, directors, employees, licensees, invitees, assignees or subcontractors:

A. Comprehensive/Liability Insurance

Comprehensive or Commercial General Liability Insurance at least as broad as Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001), in an amount of \$1,000,000 per occurrence for any one incident, including personal injury, death and property damage. If a general aggregate limit is used, either the general aggregate limit shall apply separately to this project or the general aggregate shall be twice the required occurrence limit.

B. Property Insurance

COUNTY is responsible for providing an "All-Risk" Property Insurance for the contents of the property at this location.

C. Workers Compensation Insurance Compensation Coverage

COUNTY certifies that COUNTY is aware of the provisions of Section 3700 of the California Labor Code and COUNTY will comply with such provisions in connection with any work performed on the premises. Any persons providing services with or on behalf of COUNTY shall be covered by workers' compensation (or qualified self-insurance).

16. SPECIAL INSURANCE REQUIREMENTS

Said policies shall unless otherwise specified herein be endorsed with the following

provisions:

A. LICENSOR

1. The Comprehensive General Liability Policy shall provide that the COUNTY, its officers, officials, employees, and volunteers are covered as additional insured for liability arising out of the operations performed by or on behalf of LICENSOR. The coverage shall contain no special limitations on the scope of protection afforded to the COUNTY, its officers, officials, employees, and volunteers. Said policy shall also contain a provision stating that such coverage:

- a. Includes contractual liability
- b. Does not contain exclusions as to loss or damage to property caused by explosion or resulting from collapse of buildings or structures or damage to property underground, commonly referred to "XCU Hazards".
- c. Is primary insurance as regards to County of Humboldt.
- d. Does not contain a pro-rata, excess only, and /or escape clause.
- e. Contains a cross liability, severability of interest or separation of insureds clause.
- f. Shall not be canceled, non-renewed or materially reduced in coverage without thirty (30) days prior written notice being provided to COUNTY and in accordance with the Notice provisions set forth under Section 17. It is further understood that LICENSOR shall not terminate such coverage until it provides COUNTY with proof satisfactory to COUNTY that equal or better insurance has been secured and is in place.
- g. Is primary coverage to COUNTY, and insurance or self-insurance programs maintained by COUNTY are excess to LICENSOR'S insurance and will not be called upon to contribute with it.

2. LICENSOR shall furnish COUNTY with certificates and original endorsements effecting the required coverage prior to execution of this Agreement by COUNTY. The endorsements shall be on forms as approved by the COUNTY'S Risk Manager or County Counsel. Any deductible or self-insured retention over \$100,000 shall be disclosed to and approved by COUNTY. If LICENSOR does not keep all required policies in full force and effect, COUNTY may, in addition to other remedies under this Agreement, take out the necessary insurance, and LICENSOR agrees to pay the cost of said insurance. COUNTY is also hereby authorized with the discretion to deduct the cost thereof

from the monies owed to LICENSOR under this Agreement.

3. COUNTY is to be notified immediately if twenty-five (25%) or more of any required insurance aggregate limit is encumbered and LICENSOR shall be required to purchase additional coverage to meet the aggregate limits set forth above.

B. COUNTY

1. The Comprehensive General Liability Policy shall provide that the LICENSOR, its officers, officials, employees, and volunteers are covered as additional insured for liability arising out of the operations performed by or on behalf of COUNTY. The coverage shall contain no special limitations on the scope of protection afforded to the LICENSOR, its officers, officials, employees, and volunteers. Said policy shall also contain a provision stating that such coverage:

- a. Includes contractual liability
- b. Does not contain exclusions as to loss or damage to property caused by explosion or resulting from collapse of buildings or structures or damage to property underground, commonly referred to "XCU Hazards".
- c. Contains a cross liability, severability of interest or separation of insureds clause.
- d. The policies shall not be canceled, non-renewed or materially reduced in coverage without thirty (30) days prior written notice being provided to LICENSOR and in accordance with the Notice provisions set forth under Section 17. It is further understood that COUNTY shall not terminate such coverage until it provides LICENSOR with proof satisfactory to LICENSOR that equal or better insurance has been secured and is in place.
- e. COUNTY shall furnish LICENSOR with certificates and original endorsements effecting the required coverage of this Agreement by LICENSOR.

C. COUNTY AND LICENSOR

1. The COUNTY and LICENSOR agree that insurance carried or required to be carried by either of them against loss or damage to property by fire, flood, earthquake, acts of terrorism, acts of war or other casualty shall contain a clause whereby the insurer waives its right to subrogation against the other party, its elected officials, directors, employees, volunteers, and agents and each party shall indemnify the other against any loss

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or expense, including reasonable attorney's fees resulting from the failure to obtain such waiver.

2. The inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverage afforded shall apply as though separate policies had been issued to each insured, but the inclusion of more than one insured shall not operate to increase the limits of the insurer's liability.

3. Any failure to comply with reporting or other provisions of the Parties, including breach of warranties, shall not affect coverage provided to LICENSOR, COUNTY, their officers, officials, employees, and volunteers.

17. NOTICE

Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, to the respective addresses set forth below. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

LICENSOR: Grace Good Shepherd Church
PO Box 2446
McKinleyville, CA 95519

COUNTY: County of Humboldt
Public Works
Real Property Division
1106 Second Street
Eureka, CA 95501

All insurance notices shall also be sent to:

County of Humboldt
Attn: Risk Management
825 Fifth Street, Room 131
Eureka, CA 95501

18. LICENSE IS PERSONAL

The license herein granted is personal to COUNTY and no right hereunder may be assigned, sublet or otherwise transferred in whole or in part without prior written consent of LICENSOR and any attempt to assign, sublet, or transfer shall be of no force or effect whatsoever unless and until LICENSOR shall have given its written consent.

19. NUCLEAR FREE CLAUSE

LICENSOR certifies by its signature below that LICENSOR is not a Nuclear Weapons contractor, in that LICENSOR is not knowingly or intentionally engaged in the research, development, production, or testing of nuclear warheads, nuclear weapons systems, or nuclear weapons components as defined by the Nuclear Free Humboldt County Ordinance. LICENSOR agrees to notify COUNTY immediately if it becomes a nuclear weapons contractor, as defined above. COUNTY may immediately terminate this agreement if it determines that the foregoing certification is false or if LICENSOR becomes a nuclear weapons contractor.

20. JURISDICTION AND APPLICABLE LAWS

This Agreement shall be construed under the laws of the State of California. Any dispute arising hereunder or relating to this Agreement shall be litigated in the State of California and venue shall lie in the County of Humboldt unless transferred by court order pursuant to Code of Civil Procedure §§394 and 395.

21. REAL PROPERTY TAXES

LICENSOR shall pay all real property taxes and general and special assessments levied and assessed against the premises.

22. DESTRUCTION OF PREMISES

In the event the premises are destroyed in whole or in part by fire or other casualty to the extent that they are substantially unusable, COUNTY reserves the right to forthwith terminate this Agreement upon written notice within seven (7) days following the date of loss.

If such casualty occurs and a portion of said premises is still usable by COUNTY, the rent shall be prorated on a square footage basis of usable space until the premises are restored to their original condition. Payment of prorated rent shall not constitute a waiver of

COUNTY'S right to terminate this Agreement as provided in this paragraph (22).

In the event that the premises are destroyed in whole or in part by fire or other casualty, and the cost of restoring the same exceeds the then remaining rental for the unused portion of the term of this Agreement, LICENSOR shall have the option to rebuild or to terminate this Agreement. Such option shall be exercised by LICENSOR by notice in writing to COUNTY within seven (7) days following the date of loss. LICENSOR'S option to rebuild shall not constitute a waiver of COUNTY'S right to terminate this Agreement, as provided in this paragraph (22).

23. LICENSOR DEFAULT

LICENSOR shall be in default of this Agreement if it fails or refuses to perform any material provision of this Agreement that it is obligated to perform if the failure to perform is not cured within ten (10) days after written notice of the default has been given by COUNTY to LICENSOR. If the default cannot reasonably be cured within ten (10) days, LICENSOR shall not be in default of this Agreement if LICENSOR commences to cure the default within the ten (10) day period and diligently and in good faith continues to cure the default.

24. COUNTY'S REMEDIES ON LICENSOR'S DEFAULT

COUNTY, at any time after LICENSOR is in default, can terminate this Agreement or can cure the default at LICENSOR'S cost. If COUNTY at any time, by reason of LICENSOR'S default, pays any sum or does any act that requires the payment of any sum, the sum paid by COUNTY shall be due from LICENSOR to COUNTY within five (5) days of notice of such sum, and if paid at a later date shall bear interest at the maximum rate COUNTY is permitted by law to charge from the date the sum is paid by COUNTY until COUNTY is reimbursed by LICENSOR. If LICENSOR fails to reimburse COUNTY as required by this paragraph, COUNTY shall have the right to withhold from future rent due the sum COUNTY has expended until COUNTY is reimbursed in full for the sum and interest on it. The remedies set forth in this paragraph are in addition to and do not in any manner limit other remedies set forth in particular paragraphs of this Agreement.

25. TERMINATION

COUNTY reserves the right to terminate this Agreement, upon seven (7) days written notice, for any cause or reason provided by the Agreement itself, or by law, or upon the happening of one or more of the following:

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- A. The making by LICENSOR of any general assignment for the benefit of creditors.
- B. The failure of LICENSOR to pay promptly when due all charges, fees, or other payments in accordance with this Agreement.
- C. The failure of LICENSOR to remedy any default, breach, or violation of county, municipal, federal and/or state laws or regulations by LICENSOR or its employees.
- D. The violation of any of the provisions of this Agreement.
- E. The premises becomes damaged due to fire, flood, earthquake, or any other natural disaster.
- F. Intentionally supplying COUNTY with false or misleading information or misrepresenting any material fact on its application or documents or in its statement to or before COUNTY, or intentional failure to make full disclosure on its financial statement or other documents.

26. LICENSE MODIFICATION

This Agreement may be modified only by subsequent written agreement signed by COUNTY and LICENSOR.

27. LICENSOR NOT OFFICER, EMPLOYEE, OR AGENT OF COUNTY

While engaged in carrying out and complying with the terms and conditions of this Agreement, LICENSOR is an independent contractor and not an officer, employee, or agent of COUNTY.

28. ATTORNEYS' FEES

If either party shall commence any legal action or proceeding, including an action for declaratory relief, against the other by reason of the alleged failure of the other to perform or keep any provision of this Agreement to be performed or kept, the party prevailing in said action or proceeding shall be entitled to recover court costs and reasonable attorneys' fees (including reasonable value of services rendered by County Counsel) to be fixed by the court, and such recovery shall include court costs and attorneys' fees (including reasonable value of services rendered by County Counsel) on appeal, if any. As used herein, "the party prevailing" means the party who dismisses an action or proceeding in exchange for payment

of substantially all sums allegedly due, performance of provisions allegedly breached, or other considerations substantially equal to the relief sought by said party, as well as the party in whose favor final judgment is rendered.

29. WAIVER OF BREACH

The waiver by COUNTY of any breach of any provisions of this Agreement shall not constitute a continuing waiver of any subsequent breach of the same or a different provision of this Agreement.

30. BREACH, REMEDY FOR

In the event of breach of this Agreement by LICENSOR or COUNTY, COUNTY and/or LICENSOR shall have all rights and remedies provided by law.

31. SURRENDER OF PREMISES

At the termination of this Agreement, COUNTY shall surrender the premises to LICENSOR in good condition and repair, except for normal wear and tear. COUNTY shall be under no obligation to repair or restore the whole or any portion of the premises which may be damaged by reason of fire, earthquake or the elements or other casualty.

32. BINDING EFFECT

All provisions of this Agreement shall be fully binding upon, and inure to the benefit of, the parties and to each of their heirs, executors, successors, and assigns.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto upon the date first above written.

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COPY

(SEAL)

ATTEST:
CLERK OF THE BOARD

By: Nikki Turner

COUNTY OF HUMBOLDT

By: Jimmy Smith
Chairman, Board of Supervisors
County of Humboldt, State of California

APPROVED AS TO FORM:
COUNTY COUNSEL

By: Joyce Stigter
Deputy County Counsel

LICENSOR:

By: The Rev. Javan Reid
Title Moderator of the Session

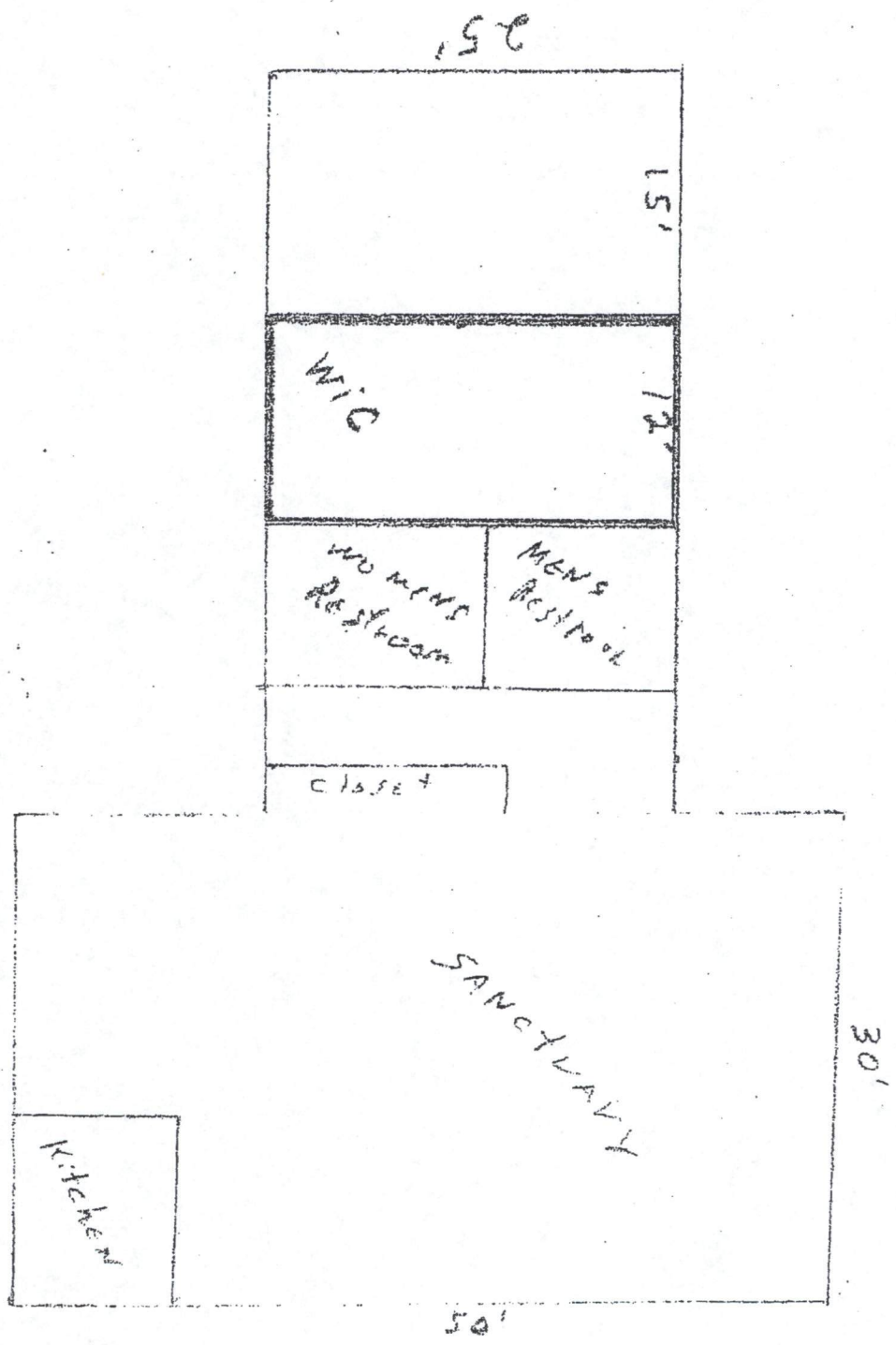
INSURANCE CERTIFICATES
REVIEWED AND APPROVED:

By: Phyllis M. Carlton
Title Clerk of Session

By: John Smith
Risk Manager

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1450 Hiller Rd
McKinnerville
Grace Good Shepherd



Not to scale
JAVAN Reid

EXHIBIT A

FIRST AMENDMENT TO LICENSE AGREEMENT

This Amendment to the License Agreement entered into on April 7, 2009, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, and GRACE GOOD SHEPHERD CHURCH and PRESBYTERY OF THE REDWOODS, a nonprofit corporation, hereinafter collectively called LICENSOR, is entered into this 56th day of January, 2010

WHEREAS, the parties entered into a License Agreement for the use of the premises at 1450 Hiller Road, McKinleyville, CA, for office space for Health and Human Services Department Programs; and

WHEREAS, COUNTY and LICENSOR desire to change the terms of the License Agreement and to amend the License Agreement as specified.

NOW, THEREFORE, it is mutually agreed as follows:

1. Paragraph 4, RENT, of the License Agreement is amended to read as follows:

COUNTY shall pay to LICENSOR as rent for the use of the premises a monthly rental as follows:

Two Hundred Dollars (\$200.00)

Rent shall be paid in advance on the first day of each month, except in the event that COUNTY'S occupancy shall commence on a day other than the first day of the month, the rent for the first month shall be prorated at one-thirtieth (1/30) of the rental rate for each calendar day the premises are ready for occupancy during such month.

On February 1, of each year of the License Agreement, rent shall be increased by Five Percent (5%). COUNTY shall be responsible for computing the monthly increase and paying the monthly increase without notice or demand from LICENSOR.

2. Paragraph 5, USE OF PREMISES, of the License Agreement is amended to read as follows:

The premises shall be used by COUNTY for various Health and Human Services Department programs. COUNTY shall have use of the premises every Thursday and Friday.

3. In all other respects the License Agreement between the parties entered into on April 7, 2009 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to

the License Agreement dated April 7, 2009, on the date indicated above.

(SEAL)

ATTEST:

CLERK OF THE BOARD

COUNTY OF HUMBOLDT

By

Nikki Turner

By

CJ Carlson

Chair, Board of Supervisors
County of Humboldt
State of California

LICENSOR:

By

The Rev. Jan Reed

Title

Moderator of Session

By

Phyllis H. Carlton

Title

CLERK of Session

ACORD TM CERTIFICATE OF LIABILITY INSURANCE

COPY

Attachment 2

Date (MM/DD/YY)
11/17/09

PRODUCER

Heffernan Insurance Brokers
1350 Carlback Ave., Suite 200
Walnut Creek, CA 94596
Phone: 925-934-8500 Fax: 925-934-8278

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

PresbyterianOne
c/o Heffernan Insurance Brokers
1350 Carlback Ave., Suite 200
Walnut Creek, CA 94596

INSURERS AFFORDING COVERAGE

NAIC

INSURER A: Philadelphia Indemnity Insurance Co.
INSURER B: The Hartford
INSURER C:
INSURER D:
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	PHPK416854	06/01/09	06/01/10	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea Occurrence) \$1,000,000 MED EXP (ANY ONE PERSON) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COM/OP AGG \$3,000,000
B		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	57UENIQ0023	06/01/09	06/01/10	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per Accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10,000	PHUB271004	06/01/09	06/01/10	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000 \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	Not Applicable			WC STATUTORY LIMITS OTH-ER EL EACH ACCIDENT \$ EL DISEASE - POLICY LIMIT \$ EL DISEASE - EA EMPLOYEE \$
A		OTHER Prop - As Per Schedule on File	PHPK416854	06/01/09	06/01/10	Special Form, \$1,000 Ded. Repl Cost, 150% Margin Clause

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Re. Grace Good Shepherd Presbyterian Church, P.O. Box 2446, McKinleyville, CA 95519.
Certificate Holder is named Additional Insured as respects General Liability and Loss Payee in regards to lease agreement with Humboldt County for the property located at 1450 Hiller Road.

*Except 10 days notice of cancellation for non-payment of premium.

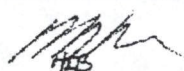
CERTIFICATE HOLDER

County of Humboldt
Humboldt County Public Works
1106 Second Street
Eureka, CA 95501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30* DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



Policy Number: PHPK416854
Insurance Co.: Philadelphia Indemnity Insurance Company
Named Insured: Grace Good Shepherd Presbyterian Church, P O. Box 2446, McKinleyville, CA 95519
Effective Date: 6/1/2009

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization:

County of Humboldt
Humboldt County Public Works
1106 Second Street
Eureka, CA 95501

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule as insured but only with respect to liability arising out of your operations or premises owned by or rented to you.

POLICY NUMBER: PHPK416854

COMMERCIAL PROPERTY

CP 12 18 06 95

LOSS PAYABLE PROVISION THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
BUILDERS' RISK COVERAGE FORM
CONDOMINIUM ASSOCIATION COVERAGE FORM
CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM
STANDARD PROPERTY POLICY

SCHEDULE

Prem. No.	Bldg. No.	Description of Property	Loss Payee (Name & Address)	Provisions Applicable		
				Loss Payable	Lender's Loss Payable	Contract Of Sale
	X	Grace Good Shepherd Presbyterian Church, 1450 Hiller Road, McKinleyville, CA 95519	County of Humboldt Humboldt County Public Works 1106 Second Street Eureka, CA 95501	X		

A. When this endorsement is attached to the STANDARD PROPERTY POLICY **CP 00 99** the term Coverage Part in this endorsement is replaced by the term Policy.

The following is added to the LOSS PAYMENT Loss Condition, as indicated in the Declarations or by an "X" in the Schedule:

B. LOSS PAYABLE

For Covered Property in which both you and a Loss Payee shown in the Schedule or in the Declarations have an insurable interest, we will:

1. Adjust losses with you; and
2. Pay any claim for loss or damage jointly to you and the Loss Payee, as interests may appear.

C. LENDER'S LOSS PAYABLE

1. The Loss Payee shown in the Schedule or in the Declarations is a creditor, including a mortgage holder or trustee, whose interest in Covered Property is established by such written instruments as:
 - a. Warehouse receipts;
 - b. A contract for deed;
 - c. Bills of lading;
 - d. Financing statements; or
 - e. Mortgages, deeds of trust, or security agreements.
2. For Covered Property in which both you and a Loss Payee have an insurable interest:
 - a. We will pay for covered loss or damage to each Loss Payee in their order of precedence, as interests may appear.

- b. The Loss Payee has the right to receive loss payment even if the Loss Payee has started foreclosure or similar action on the Covered Property.
- c. If we deny your claim because of your acts or because you have failed to comply with the terms of the Coverage Part, the Loss Payee will still have the right to receive loss payment if the Loss Payee:
 - (1) Pays any premium due under this Coverage Part at our request if you have failed to do so;
 - (2) Submits a signed, sworn proof of loss within 60 days after receiving notice from us of your failure to do so; and
 - (3) Has notified us of any change in ownership, occupancy or substantial change in risk known to the Loss Payee.All of the terms of this Coverage Part will then apply directly to the Loss Payee.
- d. If we pay the Loss Payee for any loss or damage and deny payment to you because of your acts or because you have failed to comply with the terms of this Coverage Part:
 - (1) The Loss Payee's rights will be transferred to us to the extent of the amount we pay; and
 - (2) The Loss Payee's rights to recover the full amount of the Loss Payee's claim will not be impaired.At our option, we may pay to the Loss Payee the whole principal on the debt plus any accrued interest. In this event, you will pay your remaining debt to us.
- 3. If we cancel this policy, we will give written notice to the Loss Payee at least:
 - a. 10 days before the effective date of cancellation if we cancel for your nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
- 4. If we elect not to renew this policy, we will give written notice to the Loss Payee at least 10 days before the expiration date of this policy.

D. CONTRACT OF SALE

- 1. The Loss Payee shown in the Schedule or in the Declarations is a person or organization you have entered a contract with for the sale of Covered Property.
- 2. For Covered Property in which both you and the Loss Payee have an insurable interest we will:
 - a. Adjust losses with you; and
 - b. Pay any claim for loss or damage jointly to you and the Loss Payee, as interests may appear.
- 3. The following is added to the OTHER INSURANCE Condition:

For Covered Property that is the subject of a contract of sale, the word "you" includes the Loss Payee.

ORIGINAL

SECOND AMENDMENT TO LICENSE AGREEMENT

This Amendment to the License Agreement entered into on April 7, 2009, and amended on January 26, 2010, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, and GRACE GOOD SHEPHERD CHURCH and PRESBYTERY OF THE REDWOODS, a nonprofit corporation, hereinafter collectively called LICENSOR, is entered into this 24th day of January, 2012

WHEREAS, the parties entered into a License Agreement for the use of the premises at 1450 Hiller Road, McKinleyville, CA for office space for Health and Human Services Department Programs; and

WHEREAS, COUNTY and LICENSOR desire to change the terms of the License Agreement and to amend the License Agreement as specified.

NOW, THEREFORE, it is mutually agreed as follows:

1. Paragraph 3, TERM, of the License Agreement is amended to read as follows:

The term of this Agreement shall be extended beginning March 1, 2012, and shall terminate on February 28, 2015, unless either party gives thirty (30) day written notice to terminate to the other party.

2. Paragraph 4, RENT, of the License Agreement is amended to read as follows:

COUNTY shall pay to LICENSOR as rent for the use of the premises a monthly rental as follows:

Two Hundred Fifty Dollars (\$250.00)

Rent shall be paid in advance on the first day of each month, except in the event that COUNTY'S occupancy shall commence on a day other than the first day of the month, the rent for the first month shall be prorated at one-thirtieth (1/30) of the rental rate for each calendar day the premises are ready for occupancy during such month.

3. In all other respects the License Agreement between the parties entered into on April 7, 2009 and amended on January 26, 2010, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to

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License Agreement dated April 7, 2009, and amended on January 26, 2010 on the date indicated above.

(SEAL)

ATTEST:

CLERK OF THE BOARD

COUNTY OF HUMBOLDT

By Mikki Turner

By Virginia Barr
Chair, Board of Supervisors
County of Humboldt
State of California

LICENSOR:

By The Rev. James Reid

Title Minister

By Phyllis A. Carleton

Title Clerk of Session

THIRD AMENDMENT TO LICENSE

This Amendment to the License Agreement entered into on April 7, 2009 and amended on January 26, 2010 and January 24, 2012, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY and GRACE GOOD SHEPHERD CHURCH and PRESBYTERY OF THE REDWOODS, a non-profit corporation, hereinafter collectively called LICENSOR, is entered into this 24 day of JULY, 2012.

WHEREAS, the parties entered into a License Agreement for the use of the premises at 1450 Hiller Road, McKinleyville, CA for office space for Health and Human Services Department Programs; and

WHEREAS, COUNTY and LICENSOR desire to change the terms of the License Agreement and to amend the License Agreement as specified.

NOW, THEREFORE, it is mutually agreed as follows:

1. Paragraph 4, RENT, of the License Agreement is amended to read as follows:

COUNTY shall pay to LICENSOR as rent for the use of the premises a monthly rental as follows:

Two Hundred Ninety Dollars (\$290.00)

Rent shall be paid in advance on the first day of each month, except in the event that COUNTY'S occupancy shall commence on a day other than the first day of the month, the rent for the first month shall be prorated at one-thirtieth (1/30) of the rental rate for each calendar day the premises are ready for occupancy during such month.

2. Paragraph 9, JANITORIAL, of the License Agreement is amended to read as follows:

Licensor shall be responsible for janitorial services to the licensed premises one day per week, the first and third week of each month.

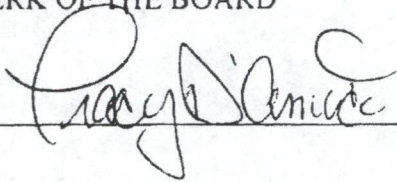
3. In all other respects the License Agreement between the parties entered into on April 7, 2009 and amended on January 26, 2010 and January 24, 2012, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to the License Agreement dated April 7, 2009 and amended on January 26, 2010 and January 24,

2012, on the date indicated above.

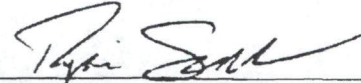
(SEAL)
ATTEST:
CLERK OF THE BOARD

By



COUNTY OF HUMBOLDT

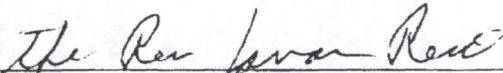
By



Chair, Board of Supervisors
County of Humboldt
State of California

LICENSOR:

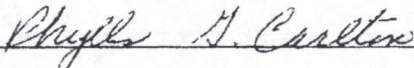
By



Title

Minister

By



Title

Clerk of Session

ORIGINAL

FOURTH AMENDMENT TO LICENSE

This Amendment to the License Agreement entered into on April 7, 2009 and amended on January 26, 2010, January 24, 2012, and July 24, 2012, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY and GRACE GOOD SHEPHERD CHURCH and PRESBYTERY OF THE REDWOODS, a non-profit corporation, hereinafter collectively called LICENSOR, is entered into this 24th day of February, 2015

WHEREAS, the parties entered into a License Agreement for the use of the premises at 1450 Hiller Road, McKinleyville, CA for office space for Health and Human Services Department Programs; and

WHEREAS, COUNTY and LICENSOR desire to change the terms of the License Agreement and to amend the License Agreement as specified.

NOW, THEREFORE, it is mutually agreed as follows:

1. Paragraph 3, TERM, of the License Agreement is amended to read as follows:

The initial term of this Agreement shall be extended commencing March 1, 2015, and continue on a month-to-month basis unless either party gives thirty (30) days written notice to terminate to the other party.

2. Paragraph 4, RENT, of the License Agreement is amended to read as follows:

COUNTY shall pay to LICENSOR as rent for the use of the premises a monthly rental as follows:

Three Hundred Dollars (\$300.00)

Rent shall be paid in advance on the first day of each month.

2. In all other respects the License Agreement between the parties entered into on April 7, 2009 and amended on January 26, 2010, January 24, 2012, and July 24, 2012, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment to the License Agreement dated April 7, 2009 and amended on January 26, 2010, January 24, 2012,

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and July 24, 2012, on the date indicated above.

(SEAL)

ATTEST:

CLERK OF THE BOARD

By Ann Huntwell

COUNTY OF HUMBOLDT

By Estelle A. Jennell

Chair, Board of Supervisors

County of Humboldt

State of California

LICENSOR:

By Dorah Hubbard

Title Pastor

By Judith L. Rieger

Title Clerk of Session