

**LEASE AGREEMENT
BY AND BETWEEN
COUNTY OF HUMBOLDT
AND
HUMBOLDT PARTNERS**

This Lease Agreement ("Lease") entered into this ____ day of _____, 2025, by and between the County of Humboldt, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and Humboldt Partners, a California General Partnership, hereinafter referred to as "LESSOR," is made upon the following considerations:

WHEREAS, COUNTY desires to lease the premises for COUNTY offices and LESSOR desires to lease the premises described herein to COUNTY.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby mutually agree as follows:

1. PREMISES:

Subject to the terms and conditions of this Lease, LESSOR hereby leases to COUNTY, and COUNTY leases from LESSOR, approximately 20,090 square feet located at 2420 Sixth Street, Eureka, California, also known as Humboldt County Assessor Parcel Number (APN) 022-252-022, as more particularly described as the highlighted area in **Exhibit A** – Property Description, which is attached hereto and incorporated herein by reference as if set forth in full and generally referred to herein as the "Premises" or "Leased Premises". COUNTY shall also have the non-exclusive right to use, along with other building tenants, the parking area adjacent to the Premises.

2. USE OF PREMISES:

- A. Intended Use. The Leased Premises shall be used by COUNTY for the purpose of operating as an office space for COUNTY personnel.
- B. Unusable Due to Destruction. In the event the Leased Premises is 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 Lease upon written notice within seven (7) days following the date of loss. In the event that the Leased Premises is destroyed in whole or in part by fire or other casualty, LESSOR shall have the option to rebuild or to terminate this Lease. Such option shall be exercised by LESSOR by providing written notice to COUNTY within seven (7) days following the date of loss. LESSOR's option to rebuild shall not affect COUNTY's right to terminate this Lease as set forth herein. Rent shall be abated during the time period in which the Premises are substantially unusable.
- C. Unusable Due to Illegality or Condemnation. If it becomes unlawful for COUNTY to conduct its intended operations on the Premises, or if a portion of the Premises thereto is condemned by a public authority to the extent that it becomes impossible to use the Premises, or if any highway or street change is made diverting or re-routing traffic away from the Premises to the extent that the Premises becomes impossible to use, COUNTY shall have the right at any time thereafter to terminate this Lease by giving LESSOR seven (7) days advance written notice of such termination.
- D. Unusable for Intended Operations. If the Premises becomes unusable from a practical standpoint for a period of ten (10) consecutive days or longer as a result of causes,

including, without limitation, flood, strikes, riots, insurrection, or other similar or different causes, beyond the control of LESSOR and COUNTY, at the conclusion of said time period COUNTY may terminate this Lease upon seven (7) days written notice to LESSOR. The remedy set forth herein are in addition to, and do not in any manner limit, any other remedies available to COUNTY. Rent shall be abated during the time period in which the Premises are substantially unusable.

3. QUIET ENJOYMENT:

Subject to the terms and conditions of this Lease, LESSOR shall secure to COUNTY the quiet and peaceful possession of the Premises and all rights and privileges appertaining thereto.

4. TERM OF LEASE:

- A. Initial Term. This Lease shall begin on January 1, 2026, and shall remain in full force and effect for a period of five (5) year(s), commencing on January 1, 2026 and ending December 31, 2031 (the "Initial Term"), unless extended or sooner terminated as set forth herein.
- B. Option to Extend Lease Term. This Lease shall be automatically extended for two (2) five (5) year terms, upon the same terms and conditions set forth herein (each an "Extension Term"), unless either party provides written notice of non-renewal to the other party at least ninety (90) days prior to the end of the Initial Term or any subsequent five (5) year extension thereof. Once automatic renewal is triggered for any five (5) year term, the Lease shall continue for said five (5) year period unless otherwise terminated in compliance with the terms and conditions of this Lease.
- C. Holding Over. Any holding over beyond the term of this Lease shall be a month-to-month tenancy which is subject to all of the terms and conditions set forth herein.

5. RENT:

- A. Monthly Rental Rates. For occupancy and use of the Leased Premises during the Initial Term and any Extension Term, Tenant hereby agrees to pay Landlord rent at a monthly rate of Forty-Two Thousand Seven Hundred Ninety-Three Dollars and Fifty-Six Cents (\$42,793.56) ("Rent") at the commencement of the Initial Term, with said Rent subject to annual increases in accordance with Section 5.C., below.
- B. Payment. 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. Payment shall be made at the following address or such other place as Landlord may designate in writing to Tenant:

Lessor: Humboldt Partners
6 Venado Drive
Tiburon, CA 94920-1626

- C. Annual Escalation. Commencing on January 1, 2027, and continuing each year thereafter during the Initial Term and each Extension Term of this Lease, Rent shall be adjusted by the percentage increase in the revised Consumer Price Index for all items (1982-1984=100)

U.S. City Average, West Cities Size B-C, as published by the United States Department of Labor, Bureau of Labor Statistics (called "the Index" in this Lease) for the prior calendar year. In calculating this percentage increase, the most current Index immediately preceding the date of annual adjustment. In no event shall Rent be decreased during the Initial Term or any Extension Term in the event of an Index decrease; in the event of an Index decrease Rent shall remain at the amount set for the prior year. All increases shall be cumulative. In the event the Index is unavailable, is no longer published, or is calculated on a significantly different basis following the date of this Lease, the most comprehensive official Index published which most closely approximates the rate of inflation shall be substituted in place of the Index. October 31, 2025 shall be the base date for the initial adjustment, and rent changes thereafter shall be measured by the rate of inflation between November 1 to October 31 of each lease year thereafter. On adjustment of the Rent in accordance with this Section 5.C., Lessor shall execute a letter stating the adjustment. Regardless of the CPI percentage change, the increase for any one year will be no more than five percent (5%). In no event shall rent be less than Forty-Two Thousand Seven Hundred Ninety-Three Dollars and Fifty-Six Cents (\$42,793.56) per month.

6. TERMINATION:

- A. Termination for Cause. COUNTY may, in its sole discretion, terminate this Lease if LESSOR fails to comply with the terms or conditions set forth herein, or violates any local, state or federal law, regulation or standard applicable to its performance hereunder in a material manner adversely impacting COUNTY's occupancy of the Premises, and LESSOR fails to cure said default within twenty (20) days of receipt of written notice of default from COUNTY.
- B. Termination due to Insolvency. COUNTY may terminate this Lease if a court enters a final, non-appealable order adjudicating Lessor bankrupt or insolvent under Chapter 7 of the United States Bankruptcy Code, and such event materially impairs Lessor's ability to perform its material obligations under this Lease and remains uncured for twenty (20) days after County's written notice. A filing under Chapter 11 or any similar reorganization proceeding shall not constitute grounds for termination so long as Lessor continues to perform its obligations. Any termination right under this Section is subject to applicable bankruptcy laws, including 11 U.S.C. §365(e).
- C. Termination due to Insufficient Funding. In the event COUNTY's funding for this Lease is dependent on specifically allocated local, state and/or federal funding and such funding is materially reduced or eliminated, COUNTY shall, at its sole discretion, determine whether this Lease shall be terminated. COUNTY shall provide LESSOR ninety (90) days advance written notice of its intent to terminate this Lease due to insufficient funding pursuant to this Section. COUNTY's obligations under this Lease are contingent upon the availability of local, state and/or federal funds, and COUNTY shall provide LESSOR reasonable written evidence of the material reduction or elimination of such specifically allocated funds. A reduction or elimination of funding shall not be deemed to occur where COUNTY voluntarily reallocates or diverts funds previously designated for this Lease. Prior to any termination under this Section, COUNTY and LESSOR shall meet and confer in good faith to explore commercially reasonable alternatives to termination. COUNTY shall remain liable for all Rent and all other obligations accrued through the effective date of termination, and termination shall not relieve COUNTY of liability for any breach occurring prior thereto. Upon termination under this Section, COUNTY shall surrender the Premises in the condition required by this Lease.

- D. Termination due to Misrepresentation. COUNTY may immediately terminate this Lease, if LESSOR intentionally provides COUNTY with false or misleading information of a material nature or misrepresents any material fact on its application or statement to or before COUNTY or intentionally fails to make full disclosure on its financial statement or other documents.
- E. Surrender of Premises. Upon termination of this Lease, COUNTY shall surrender the Premises to LESSOR 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, the elements or other casualty, except such casualties caused by the gross negligent acts or omissions of COUNTY, its employees and agents.

7. COMPLIANCE WITH APPLICABLE LAWS, REGULATIONS AND STANDARDS:

- A. Construction Requirements. LESSOR hereby covenants and warrants that the Premises have been constructed, and any remodeling done, in accordance with any and all local, state and federal laws, regulations and standards, including, without limitation, the Americans with Disabilities Act.
- B. Licensure, Certification and Accreditation Requirements. LESSOR hereby agrees to comply with any and all applicable licensure, certification and accreditation standards or criteria established by any local, state or federal governmental agency in effect as of the commencement date of this Lease.
- C. Life Safety and Fire Protection Requirements. LESSOR shall supply, install and maintain life, safety and fire protection systems, including, without limitation, fire extinguishers, fire alarms and other fire protection and suppression devices, in compliance with any and all applicable local, state and federal building and fire codes.
- D. Smoking Requirements. LESSOR hereby agrees to comply with any and all applicable provisions of Sections 971-1, *et seq.* of the Humboldt County Code, which prohibit smoking in any and all facilities owned, leased, licensed or otherwise controlled by COUNTY.

8. UTILITIES:

LESSOR agrees to furnish and pay for all charges for gas, electricity, water and sewer supplied to and used in the Leased Premises by COUNTY. LESSOR'S obligation to provide utility services shall be dependent on continued utilization of the Premises as office space, with utilities being used as reasonably necessary to utilize the Premises as an office. COUNTY shall pay for its own telephone services, internet services, any upgrades required by COUNTY of the security system, monthly monitoring costs of security system, and refuse collection.

9. JANITORIAL:

LESSOR shall be responsible for providing any reasonably necessary janitorial services to the Premises for utilization as office space as set forth in Exhibit B – Janitorial Services, which is attached hereto and incorporated herein by reference as if set forth in full.

10. MAINTENANCE AND REPAIRS:

- A. General Maintenance Requirements. During the term of this Lease or any extension thereof, LESSOR shall maintain the Premises in good repair and tenantable condition so as to minimize breakdowns and loss of COUNTY's use of the Premises caused by deferred or inadequate maintenance. LESSOR shall be responsible for all maintenance and repairs to the Premises, including, without limitation the interior and exterior of the building, including, but not limited to, landscaping, parking lot with associated striping and sealing, heating, ventilation and air conditioning system, fire extinguishers, pest control, exterior and interior doors with associated fixtures and flooring, all exterior lighting and bulbs, except for the following: minor plumbing, such as repairing faucets, toilets and the unstopping of toilets and sinks; any repairs caused by the negligence of COUNTY personnel; interior light bulbs and ballasts; and any repairs to phone systems, computers or security systems or the installation thereof. LESSOR hereby guarantees to rectify, at its own cost and expense, any defects, shrinkage or faults in any maintenance and repairs performed by LESSOR pursuant to the terms and conditions of this Lease.
- B. Heating, Ventilation and Air Conditioning System Maintenance Requirements. The Heating, Ventilation and Air Conditioning ("HVAC") system shall be maintained and operated by LESSOR to provide at least the quantity of outdoor air required by the state building standards in effect at the time the building permit was issued. The HVAC system shall be inspected each year by a qualified inspector. LESSOR shall notify COUNTY when the inspection shall occur. LESSOR shall provide COUNTY with a copy of the inspection report within seven (7) calendar days of receipt by LESSOR. LESSOR shall correct any problems found during the inspection within ten (10) days after the date of the inspection. LESSOR shall change the HVAC filters and clean the HVAC vents on a quarterly basis.
- C. Life Safety and Fire Protection System Maintenance Requirements. LESSOR shall service fire extinguishers at least annually and as requested by COUNTY if more frequent service is needed.
- D. Performance Requirements. LESSOR shall have ten (10) calendar days after receiving notice from COUNTY to begin performing its obligations set forth herein, except that LESSOR shall perform its obligations immediately if the nature of the problem presents a material hazard or emergency as determined by COUNTY. If LESSOR does not perform its obligations within the time limitations set forth herein, COUNTY, upon providing notice to LESSOR, can perform the obligations and has the right to be reimbursed for the sums actually and reasonably expended, including, without limitation, charges for COUNTY labor and equipment, in the performance of LESSOR's obligations. Any notice or demand concerning a material hazard or emergency may be made orally, by telephone or otherwise, provided that written confirmation is given within two (2) days after the oral notice or demand is made.
- E. Access to Premises. LESSOR shall provide COUNTY with at least forty-eight (48) hours advance written notice of any access to the Premises that is needed to perform any maintenance, repairs or inspections required pursuant to the terms and conditions of this Lease.

11. IMPROVEMENTS AND ALTERATIONS:

- A. Non-Structural Modifications. Upon the receipt of LESSOR's prior written consent, which shall not be unreasonably withheld, COUNTY may, at its own cost and expense, make non-structural modifications to the Premises in order to accommodate COUNTY's use thereof, including, without limitation, installing additional equipment or fixtures, which shall include, but not be

limited to: security, telephone, key, intercom and sound masking systems and related equipment, including, but not limited to, cameras, wiring, data cable, keypads, answering machines; access control devices and associated hardware; and fire alarms and other life and safety devices beyond those required pursuant to the terms and conditions of this Lease. Upon termination of this Lease, COUNTY shall have the right to remove from the Premises any such equipment installed thereby.

- B. Remodel. COUNTY shall have the right to remodel the Premises at COUNTY's sole expense from time to time (including, without limitation, the cost of compliance with all applicable accessibility laws and standards), provided that plans for such remodeling area are approved in advance by LESSOR. LESSOR shall not unreasonably withhold approval of plans submitted to it. Any additions to, or alterations of the Premises, except movable furniture and fixtures, shall at once become a part of premises and belong to LESSOR. COUNTY shall keep Premises and property in which premises are situations from any liens arising out of any work performed, material furnish, or obligations incurred by COUNTY.

LESSOR shall, at its sole cost and expense, repaint the interior and exterior of the Premises using paint colors and materials subject to the prior written approval of COUNTY. All painting work shall be performed on weekends or during COUNTY holidays and shall include the moving and replacement of furniture as necessary to complete the work. In addition to repainting, LESSOR shall, at its sole cost and expense, replace all carpet and other floor coverings within the Premises with materials meeting COUNTY's specifications. Such work shall likewise be performed on weekends or during COUNTY holidays and shall include the moving and replacement of furniture as required.

- C. 2026 Improvements. COUNTY and LESSOR acknowledge that COUNTY has completed plans and specifications for the construction of certain leasehold improvements at the Premises, which are attached hereto as **Exhibit "C"** and incorporated herein by reference (the "2026 Improvements"). LESSOR acknowledged that it has reviewed and approved the 2026 Improvements, and the COUNTY anticipates commencing construction in calendar year 2026. The COUNTY shall be responsible for supervising the construction and installation of the 2026 Improvements. The costs for the 2026 Improvements shall be the sole responsibility of the COUNTY.
- D. Lessor 2026 ADA Improvements. LESSOR and COUNTY acknowledge that, in calendar year 2026, LESSOR will be making certain additional improvements to the Premises (and/or the exterior) related to disability compliance in accord with Section 27, below. COUNTY acknowledges that it will facilitate access to the Premises (and/or exterior) to LESSOR in order to construct and complete said improvements.

12. INSTALLATION AND REMOVAL OF TRADE FIXTURES, SIGNS AND EQUIPMENT:

COUNTY may cause or permit to be installed and/or affixed to the Premises such fixtures, signs and equipment as COUNTY deems desirable, and all such fixtures, signs and equipment shall remain the property of COUNTY and may be removed at any time provided that COUNTY, at its own cost and expense, shall repair any damage caused by reason of such removal. LESSOR hereby agrees that no signs or advertising matter of any nature other than COUNTY's shall be permitted upon the Premises. LESSOR shall cooperate with COUNTY in obtaining any variances from restrictions placed on the use of signs by local authorities. The parties shall mutually agree upon the location, size and style of any signs.

13. REAL PROPERTY TAXES:

LESSOR shall pay any and all real property taxes and general and special assessments levied and assessed against the Premises.

14. INDEMNIFICATION:

- A. Hold Harmless, Defense and Identification. LESSOR shall indemnify, defend and hold harmless COUNTY, and its agents, officers, officials, employees and volunteers, from and against any and all claims, demands, losses, damages and liabilities of any kind or nature, including, without limitation, attorney's fees and other costs of litigation, arising out of, or in connection with, LESSOR'S negligent performance of, or failure to comply with, any of the duties and/or obligations contained herein, and any amendments hereto, except such loss or damage which was caused by the sole negligence or willful misconduct of COUNTY.
- B. Effect of Insurance. Acceptance of the insurance required by this Lease shall not relieve either party from liability under this provision. This provision shall apply to any and all claims for damages related to LESSOR's performance hereunder, regardless of whether any insurance is applicable or not. The insurance policy limits set forth herein shall not act as a limitation upon the amount of indemnification or defense to be provided hereunder.

15. INSURANCE REQUIREMENTS:

This Lease shall not be executed by COUNTY, and LESSOR is not entitled to any rights hereunder, unless certificates of insurance, or other proof that the following provisions have been complied with, are received by the Humboldt County Risk Manager or a designee thereof.

- A. General Insurance Requirements. Without limiting either party's indemnification obligations set forth herein, each party shall take out and maintain, throughout the entire term of this Lease, and any extensions thereof, the following policies of insurance, placed with insurers authorized to do business in the State of California with a current AM Best rating of no less than A: VII or its equivalent against personal injury, death and property damage which may arise from, or in connection with, the activities of the covered party or its agents, officers, directors, employees, licensees, invitees or assignees:
 - i. 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 Two Million Dollars (\$2,000,000.00) per occurrence for any one (1) incident, including, without limitation, personal injury, death and property damage. If a general aggregate limit is used, such limit shall apply separately hereto or shall be twice the required occurrence limit.
- B. Special Insurance Requirements. Said policies shall, unless otherwise specified herein, be endorsed with the following provisions:
 - i. The comprehensive and/or commercial general liability policy shall provide that the other party, and its agents, officers, officials, employees and volunteers, are covered as additional insured for liability arising out of the operations performed by, or on behalf of, of the covered party. The coverage shall contain no special limitations on the scope of protection afforded to the other party or its agents, officers, officials, employees and volunteers. Said policy shall also contain a provision stating that such

coverage:

1. Includes contractual liability.
 2. Does not contain exclusions as to property damage caused by explosion or collapse of structures or underground damage, commonly referred to as "XCU Hazards."
 3. Is the primary insurance with regard to the other party.
 4. Does not contain a pro-rata, excess only and/or escape clause.
 5. Contains a cross liability, severability of interest or separation of insureds clause.
- ii. The above-referenced policies shall not be canceled, non-renewed or materially reduced in coverage without thirty (30) days prior written notice being provided to the other party in accordance with the notice requirements set forth herein. It is further understood that the covered party shall not terminate such coverage until the other party receives adequate proof that equal or better insurance has been secured.
 - iii. The inclusion of more than one (1) insured shall not operate to impair the rights of one (1) 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 (1) insured shall not operate to increase the limits of the insurer's liability.
 - iv. For claims related to this Lease, the covered party's insurance is the primary coverage to the other party, and any insurance or self-insurance programs maintained by the other party are excess to the covered party's insurance and will not be used to contribute therewith.
 - v. Any failure of the covered party to comply with the terms and conditions of this Lease shall not affect the coverage provided to the other party or its agents, officers, officials, employees and volunteers.
 - vi. Each party shall furnish the other party with certificates and original endorsements affecting the required coverage prior to execution of this Lease. The endorsements shall be on forms approved by each party. Any deductible or self-insured retention over One Hundred Thousand Dollars (\$100,000.00) shall be disclosed to, and approved by, the other party. Either party may terminate this Lease, if the other party fails to keep all insurance policies required pursuant to the terms and conditions of this Lease in effect.
 - vii. Each party is to be notified immediately if twenty-five percent (25%) or more of any required insurance aggregate limit is encumbered, and the covered party shall be required to purchase additional coverage to meet the above-referenced aggregate limits.
- C. Insurance Notices. Any and all insurance notices required hereunder shall be sent to the addresses set forth below in accordance with the notice requirements contained herein.

COUNTY: County of Humboldt
Attention: Risk Management
825 Fifth Street, Room 131
Eureka, California 95501

LESSOR: Humboldt Partners
6 Venado Drive
Tiburon, CA 94920-1626

16. NUCLEAR-FREE HUMBOLDT COUNTY ORDINANCE COMPLIANCE:

By executing this Lease, LESSOR certifies that it is not a Nuclear Weapons Contractor, in that LESSOR 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. LESSOR agrees to notify COUNTY immediately if it becomes a Nuclear Weapons Contractor, as defined above. COUNTY may immediately terminate this Lease if it determines that the foregoing certification is false or if LESSOR subsequently becomes a Nuclear Weapons Contractor.

17. REMEDIES ON DEFAULT:

COUNTY may, at any time after LESSOR is in default, terminate this Lease as set forth herein or cure the default at the expense of LESSOR. If COUNTY at any time, by reason of LESSOR'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 LESSOR to COUNTY within five (5) days of receiving written 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 LESSOR. The remedies set forth herein are in addition to, and do not in any manner limit, any other applicable legal remedies available to COUNTY.

18. REMEDY FOR BREACH:

In the event of any breach of this Lease by either party, each party hereto shall have all rights and remedies provided by law.

19. NOTICES:

Any and all notices required to be given pursuant to the terms and conditions of this Lease 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. Each party may at any time change its address for notice by giving written notice of such change to the other party in the manner provided in this section.

LESSOR: Humboldt Partners
6 Venado Drive
Tiburon, CA 94920-1626

COUNTY: County of Humboldt
Dept. of Public Works
ATTN: Real Property
1106 Second Street

20. ASSIGNMENT:

Neither party shall delegate its duties or assign its rights hereunder, either in whole or in part, without the other party's prior written consent, which shall not be unreasonably withheld. Any assignment by LESSOR in violation of this provision shall be void and shall be cause for immediate termination of this Lease. This provision shall not be applicable to service agreements or other arrangements usually or customarily entered into by either party to obtain supplies, technical support or professional services.

21. AMENDMENT:

This Lease may be amended at any time during the term hereof upon the mutual consent of both parties. No addition to, or modification of, the terms of this Lease shall be valid unless made in writing and signed by authorized representatives of the parties hereto.

22. RELATIONSHIP OF PARTIES:

It is understood that this Lease is by and between two (2) independent entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture or any other similar association. Each party hereto shall be responsible for the acts and omissions of its agents, officers, officials, directors, employees, licensees, invitees, assignees and subcontractors.

23. ATTORNEY'S FEES:

If either party shall commence any legal action, including, without limitation, an action for declaratory relief, against the other by reason of the alleged failure of the other to perform any of its obligations hereunder, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees, including, but not limited to, the reasonable value of services rendered by the Humboldt County Counsel's Office, to be fixed by the court, and such recovery shall include court costs and attorneys' fees on appeal, if applicable. As used herein, the term "prevailing party" means the party who dismisses an action 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.

24. WAIVER OF BREACH:

The waiver by either party of any breach of this Lease shall not be deemed to be a waiver of any such breach in the future, or of the breach of any other requirement of this Lease.

25. BINDING EFFECT:

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

26. JURISDICTION AND VENUE:

This Lease shall be construed under the laws of the State of California. Any dispute arising hereunder, or relating hereto, shall be litigated in the State of California and venue shall lie in the County of Humboldt unless transferred by court order pursuant to California Code of Civil

27. INSPECTION OF PREMISES BY CERTIFIED ACCESS SPECIALIST:

The Premises have undergone an Americans with Disabilities Act (ADA) Access Compliance Assessment.

LESSOR and COUNTY acknowledge that the Premises have not been issued a disability access inspection certificate. Pursuant to Civil Code section 1938(e):

A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises

- A. Inspection Requirements. A Certified Access Specialist (“CASp”) may inspect the Premises and determine whether the premises complies with any and all applicable accessibility requirements set forth in the Americans with Disabilities Act and any other applicable local, state and federal laws, regulations and standards. LESSOR may not prohibit COUNTY from obtaining a CASp inspection of the premises, if requested thereby. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection and the payment of the fee for the CASp inspection.
- B. Removal of Accessibility Barriers. LESSOR shall, at its own cost and expense, make any repairs necessary to correct violations of any and all applicable accessibility standards as specified in the CASp Inspection Report and Assessment within one hundred eighty (180) days after the receipt thereof. If the accessibility barriers identified in the CASp Inspection Report and Assessment are not adequately removed within the time period set forth herein, LESSOR shall be in default of this Lease. COUNTY reserves the right to exercise any available remedies upon LESSOR’s default pursuant to the terms and conditions of this Lease.

28. INTERPRETATION:

This Lease, as well as its individual provisions, shall be deemed to have been prepared equally by both parties hereto, and shall not be construed or interpreted more favorably for one (1) party on the basis that the other party prepared it.

29. INDEPENDENT CONSTRUCTION:

The titles of the sections, subsections, paragraphs and clauses set forth herein are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of the provisions of this Lease.

30. SEVERABILITY:

If any provision contained herein is declared by a court of competent jurisdiction to be void or unenforceable as written, the parties intend and desire that such provision be enforced and enforceable to the fullest extent permitted by law and that the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the balance of this Lease.

31. PROVISIONS REQUIRED BY LAW:

This Lease is subject to any additional local, state and federal restrictions, limitations or conditions that may affect the terms, conditions or funding of this Lease. This Lease shall be read and enforced as though all legally required provisions are included herein, and if for any reason any such provision is not included, or incorrectly stated, the parties agree to amend the pertinent section to make such insertion or correction.

32. REFERENCE TO LAWS, REGULATIONS AND STANDARDS:

In the event any law, regulation or standard referred to herein is amended during the term of this Lease, the parties agree to comply with the amended provision as of the effective date of such amendment.

33. SURVIVAL OF PROVISIONS:

Portions of this Lease are intended to survive any expiration or termination of this Lease. Accordingly, all provisions hereof which contemplated performance after any such event shall so survive, as shall all indemnity and restoration obligations, and the right to exercise remedies for default.

34. ENTIRE AGREEMENT:

This Lease contains all of the terms and conditions agreed upon by the parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this Lease shall be deemed to exist or to bind either of the parties hereto. In addition, this Lease shall supersede in their entirety any and all prior agreements, promises, representations, understandings and negotiations between the parties, whether oral or written, concerning the same subject matter. Any and all acts which may have already been consummated pursuant to the terms and conditions of this Lease are hereby ratified.

35. COUNTERPART EXECUTION:

This Lease, and any amendments hereto, may be executed in one (1) or more counterparts, each of which shall be deemed to be original and all of which, when taken together, shall be deemed to be one (1) and the same agreement. This Lease, and any amendments hereto, may be signed by manual or electronic signatures in accordance with any and all applicable local, state and federal laws, regulations and standards, and such signatures shall constitute original signatures for all purposes. A signed copy of this Lease evidenced by an electronic or scanned signature, and any amendments hereto, transmitted by email or by other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Lease, and any amendments hereto, for all purposes.

36. AUTHORITY TO EXECUTE:

Each person executing this Lease represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Lease. Each party represents and warrants to the other that the execution and delivery of this Lease and the performance of such party's obligation hereunder have been duly authorized.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have entered into this Lease as of the first date written above.

HUMBOLDT PARTNERS:

By: [Signature]
Name: ION ABRAHAMSEN
Title: General Partner

Date: 12-8-2025

By: _____
Name: _____
Title: _____

Date: _____

COUNTY OF HUMBOLDT:

By: _____
Mike Wilson, Chair of the Board
Humboldt County Board of Supervisors

Date: _____

By: _____
Clerk of the Board

Date: _____

INSURANCE AND INDEMNIFICATION REQUIREMENTS APPROVED:

By: _____
Risk Management

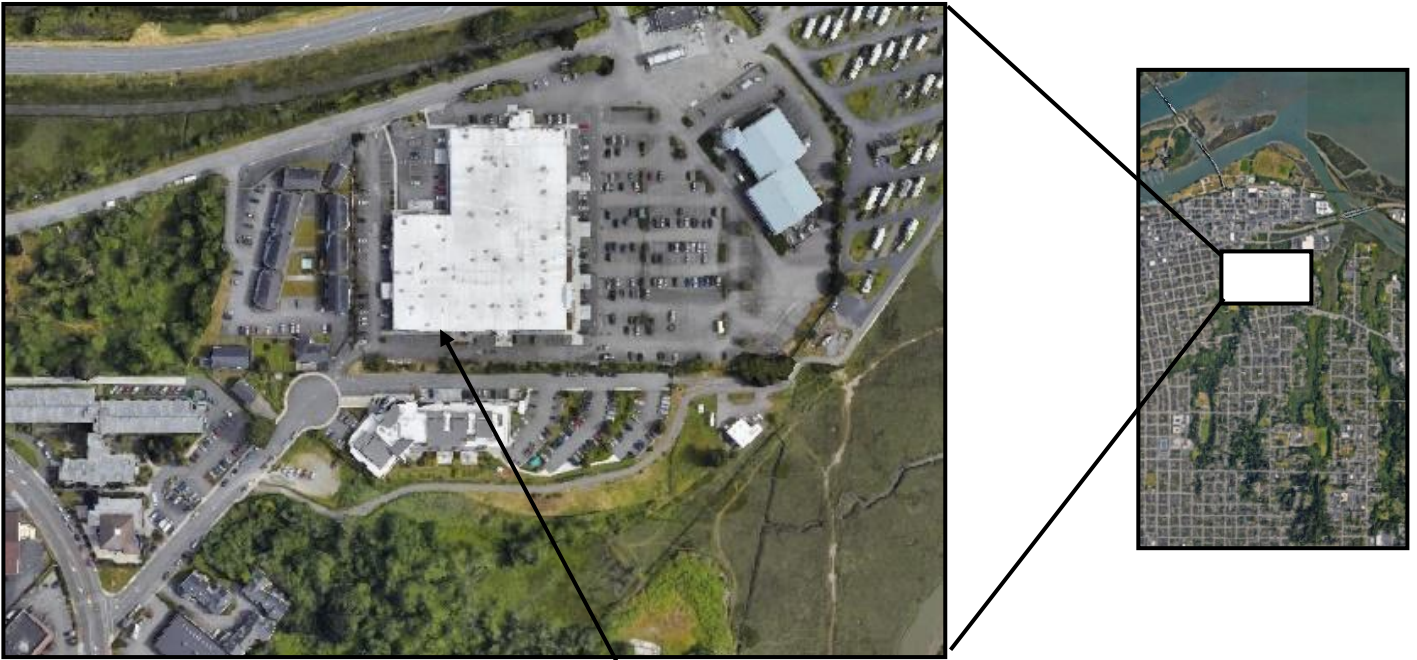
Date: 12/08/2025

LIST OF EXHIBITS:

Exhibit A – Property Description
Exhibit B – Janitorial Services
Exhibit C – County Plans/Improvements

EXHIBIT A
PROPERTY DESCRIPTION

Area Map



Leased Premises at 2420 Sixth Street, Eureka, California [APN 022-252-022]



Shared Parking

County Parking

Premises

EXHIBIT B

JANITORIAL SERVICES

Daily Service Five (5) Days Per Week

1. Replace light bulbs as needed.
2. Empty all waste containers.
3. Damp clean lobby counters.
4. Clean and sanitize rest room fixtures, mirrors, exposed pipes, etc.
5. Clean splash marks from walls of rest room.
6. Dust mop hard surface areas, restrooms, break areas, food service and/or lunchrooms.
7. Wet mop floors in rest rooms, break areas, food service and/or lunchrooms, including under counters/ shelves, sinks and refrigerators/freezers.
8. Refill soap, towel and paper containers.
9. Clean mirrors in restrooms.
10. Clean and sanitize drinking fountains.
11. Clean entrance glass.
12. Damp clean tabletops in break areas and food service and/or lunchrooms.
13. Clean sinks and counters in food service and/or lunchrooms.
14. Sweep entryways.
15. Spot clean carpets of small spills, footprints, etc.
16. Keep janitor closets clean and orderly.
17. Plunge toilets as needed.

Twice Weekly Service

1. Dust all desks, chairs, tables, filing cabinets and other office furniture.
2. Vacuum all carpeting completely.

Monthly Service

1. Vacuum dust and dirt accumulation from air-conditioning vents.
2. Remove cobwebs from building interior.
3. Dust blinds/ window coverings.
4. Dust areas higher than seven (7) feet.
5. Dust tops of desk cabinets, files, chair rungs, baseboards, and picture frames.
6. Vacuum upholstered furniture.
7. Clean hand marks/ graffiti from building interior.
8. Clean lobby directories and fire extinguisher glass.
9. Buff hard surface floors, as appropriate for floor type.

Quarterly Service (4 x per year)

1. Wash outside windows.
2. Change HVAC filters.
3. Scrub and wax floors, as appropriate for floor type.
4. Scrub rest room floors.

Biannual Service (2 x per year)

1. Wash inside windows and partitions.
2. Damp clean window/ door blinds.
3. Clean all carpeted areas.

Annual Service

1. Strip seal and wax floors, applying two coats of wax finish, as appropriate for floor type.

EXHIBIT C
2026 IMPROVEMENTS PLANS AND SPECIFICATIONS
[Attach Plans/Specifications]