



COUNTY OF HUMBOLDT

AGENDA ITEM NO.
C-13

For the meeting of: April 18, 2017

Date: March 3, 2017

To: Board of Supervisors

From: Connie Beck, Director
Department of Health and Human Services – Public Health

[Handwritten signature]
for Connie Beck

Subject: Second Option to Extend Lease at 317 Second Street, Eureka for Fiscal Year 2017-18

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve exercising the second option to extend the lease at 317 Second Street, Eureka, CA with Al Abrahamsen, Alice F. Abrahamsen, Kent H. Pryor and Alice Pryor for fiscal year 2017-18;
2. Authorize Public Works – Real Property Division to send a notice to Lessor that County is exercising the second option to extend the lease; and
3. Direct the Clerk of the Board to return one (1) executed Board agenda item to Public Works – Real Property Division.

SOURCE OF FUNDING:

Public Health Fund

Prepared by Preston Allen, SSAI

CAO Approval

[Handwritten signature]

REVIEW:

Auditor

[Handwritten initials]

County Counsel

Human Resources

Other

TYPE OF ITEM:

- Consent
- Departmental
- Public Hearing
- Other

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor Seconded by Supervisor

- Ayes
- Nays
- Abstain
- Absent

SEE ACTION SUMMARY

PREVIOUS ACTION/REFERRAL:

Board Order No. C-19; C-4; C-20; C-13; B-6; D-10; C-15; C-12; C-8; C-15

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

Meeting of: 7/11/00; 9/5/00; 2/27/01; 6/7/05; 6/24/08; 7/14/09; 3/15/11; 5/14/13; 5/19/15; 4/26/16

Dated: _____
By: _____
Kathy Hayes, Clerk of the Board

DISCUSSION:

The Department of Health and Human Services (DHHS) – Public Health has leased the property at 317 Second Street since July 11, 2000. The Board has approved the first through the fifth amendments to the lease which are on file with the Public Works- Real Property Division. On May 19, 2015, the Board approved the sixth amendment (Attachment 2) to lease to extend the term through June 30, 2016 and provide the county the option to extend the lease under the same terms and conditions for two (2) additional, one (1) year terms. On April 26, 2016, the Board approved exercising the first option to extend the lease through June 30, 2017.

The Public Health Nursing Division and the Women, Infants and Child (WIC) program currently occupies this property. This property provides suitable office space for these programs, staff, and program clients and is in close proximity to other community services and public transportation.

Therefore DHHS-Public Health recommends that the Board approves exercising the second option to extend the lease through June 30, 2018.

FINANCIAL IMPACT:

The cost of rent is \$6,791.55 per month for approximately 6,000 square feet, at approximately \$1.13 per square foot. The current monthly rent is included in the approved budget for FY 2016-17. The annual increase in rent is based on the Consumer Price Index (CPI), but shall not exceed 3%. The revised rent will be included in the FY 2017-18 proposed budget. There is no impact on the County General Fund.

Exercising the second option to extend the lease supports the Board’s Strategic Framework by creating opportunities for improved safety and health and helping to protect vulnerable populations.

OTHER AGENCY INVOLVEMENT:

Public Works – Real Property Division

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve exercising the second option to extend the lease through June 30, 2018; however, this alternative is not recommended because the Public Health Nursing Division and the WIC Program would be obligated to secure alternative office space that provides the same benefits to the Programs, clients, and proximity to other community services and transportation.

ATTACHMENTS:

1. Copy of original Lease for 317 Second Street, Eureka
2. Copy of Sixth Amendment to Lease for 317 Second Street, Eureka

COPY

LEASE

This Lease is made and entered into this 11 day of July, 2000, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY, and AL ABRAHAMSEN, ALICE F. ABRAHAMSEN, KENT H. PRYOR AND ALICE PRYOR, a California Corporation, hereinafter referred to as LESSOR;

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

NOW, THEREFORE, it is mutually agreed as follows:

1. PREMISES

LESSOR leases to COUNTY and COUNTY leases from LESSOR the following described premises located in Eureka, County of Humboldt, State of California:

Approximately 6000 square feet of APN# 1-052-19, more commonly known as 317 Second Street, Eureka, CA., as shown on Exhibit A, which is attached hereto and incorporated herein.

2. USE OF PREMISES

The premises shall be used by County for county offices as determined by the County. At the commencement of this Lease County intends to use the premises as an office for the Department of Public Health, MCAH Division.

3. QUIET ENJOYMENT

Subject to the provisions of this Lease and conditioned upon performance of all the provisions performed by COUNTY hereunder, LESSOR shall secure to COUNTY during the term the quiet and peaceful possession of the premises and all rights and privileges appertaining thereto.

4. TERM OF LEASE

A. The initial term of this Lease shall be for a period of three (3) years commencing July 30, 2000, providing LESSOR provides COUNTY with notice by July 15, 2000, that the modifications specified in clause (7) have been completed, and shall terminate on June 30, 2003. In the event said modifications are not completed by July 15, 2000, the commencement date will be ten (10) days after LESSOR provides COUNTY with a written notice premises are ready for occupancy. A Certificate of Occupancy and City of Eureka final inspection shall accompany the written notice. In the event said modifications are not completed by August 15, 2000, LESSOR shall

pay liquidated damages pursuant to Clause 5 of this Lease and COUNTY shall also have the right to terminate this Lease.

B. COUNTY has the option to extend this Lease upon the same terms and conditions for one (1) two (2) year term. This option may be exercised by COUNTY giving LESSOR written notice of its intent to extend the Lease. The notice shall be in writing and shall be given to LESSOR ninety (90) days prior to the end of the initial term.

C. Any holding over with LESSOR'S consent beyond the term of this Lease shall be a month to month tenancy, with all the terms and conditions of this Lease.

5. LIQUIDATED DAMAGES

Inasmuch as the actual damages, which would result from a breach by LESSOR of its duties under Clause 7 of this Lease regarding modifications, are uncertain and would be impractical or extremely difficult to fix, LESSOR promises to pay to COUNTY, in the event of any such breach of duty by it, the sum of One Hundred Dollars (\$100.00) per day as liquidated and agreed damages.

The liquidated damages shall be due from LESSOR to COUNTY within five (5) days of notice by COUNTY 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 due to COUNTY until COUNTY is reimbursed by LESSOR. If LESSOR fails to pay COUNTY as required by this paragraph, COUNTY shall have the right to withhold from future rent due the amount of liquidated damaged due COUNTY until COUNTY is reimbursed in full for the sum and interest on it.

6. RENT

COUNTY shall pay to LESSOR as rent for the leased premises a monthly rental as follows: Five Thousand Three Hundred Forty Dollars (\$5340.00) per month.

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.

7. BUILDING MODIFICATIONS

A. LESSOR agrees that it will, at its sole cost and expense, construct modifications to the leased premises as follows: Eight (8) offices, meeting room, waiting room, install five (5) interior windows and three (3) slider windows, as shown on Exhibit B, which is attached hereto and incorporated herein. All of the modifications shall be done in accordance with all local, state and federal laws and regulations including, but not limited to, the California Building Codes and

Americans with Disabilities Act in effect at the time modifications are approved by the City of Eureka.

B. Upon completion of the modifications, and prior to COUNTY taking possession of said premises, LESSOR shall provide COUNTY with a copy of the Notice of Completion and City of Eureka final inspection.

C. Upon completion of the modifications and occupancy of the premises pursuant to Paragraph four (4), LESSOR shall provide COUNTY with an itemized cost statement. The cost statement shall itemize the cost of the three (3) slider windows. The total cost of the slider windows shall not exceed One Thousand Five Hundred Dollars (\$1500.00). COUNTY shall pay LESSOR for the cost of the windows not to exceed One Thousand Five Hundred Dollars (\$1500.00). COUNTY may include the payment in the first months rent or by separate check. Any cost in excess of One Thousand Five Hundred Dollars (\$1500.00) shall be borne by the LESSOR.

8. PREVAILING WAGE

LESSOR acknowledges and agrees that all work on building modifications performed by LESSOR at the request of COUNTY shall be governed by and performed in accordance with the provisions of Article 2 of Chapter 1, Part 7, Division 2 of the Labor Code of the State of California (Sections 1770, et seq.). These provisions are not applicable to modifications costing not more than One Thousand Dollars (\$1,000.00).

Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the Humboldt County Board of Supervisors has obtained the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality applicable to this Lease for each craft, classification, or type of workman needed to execute the aforesaid structural modifications from the director of the State Department of Industrial Relations. LESSOR herein agrees that LESSOR shall post, or cause to be posted, a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates. Copies of said prevailing wage rates may be obtained from COUNTY'S Clerk of the Board or the Department of Public Works.

9. BUILDING STANDARDS AND COMPLIANCE WITH LAWS

LESSOR 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. LESSOR further agrees to comply with any federal, state or local licensing standards, any applicable accrediting standards, and any other applicable standards or criteria established locally or by the state or federal governments.

COUNTY shall have the right to terminate this Lease upon ten (10) days written notice if any of the above mentioned applicable laws, standards, or criteria are not complied with.

10. SMOKING

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

11. UTILITIES

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

12. JANITORIAL

LESSOR shall be responsible for janitorial services to the leased premises a minimum of three times per week.

13. MAINTENANCE AND REPAIRS

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, but not limited to, the interior and exterior of the building, landscaping, parking lot, HV Unit and window glass, except for the following:

- A. Light bulbs and ballasts.
- B. Minor plumbing, such as repairing of faucets, toilets, and the unstopping of toilets and sinks.
- C. Any repairs caused by negligence of COUNTY personnel.
- D. Any repairs to phone system, computers, or security system or installation thereof.

The HV system shall be maintained and operated by Lessor to provide at least the quantity of outdoor air required by the State Building Standards Code, Title 24, California Administrative Code, in effect at the time the building permit was issued.

The HV 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 two (2) days of receipts by LESSOR. LESSOR shall correct any problems found during the inspection within ten (10) days of the date of the inspection.

LESSOR shall change the HV filters quarterly.

LESSOR shall clean the HV vents quarterly.

LESSOR shall have ten (10) days after notice from COUNTY to commence to perform its obligations under this paragraph, 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 in this paragraph, COUNTY, after notice to LESSOR, can perform the obligations and has the right to be reimbursed for the sum COUNTY actually and reasonably expends (including charges for COUNTY employees and equipment) in the performance of LESSOR'S obligations. If LESSOR does not reimburse COUNTY within ten (10) days after demand from COUNTY, COUNTY shall have the right to withhold from future rent due the sum COUNTY has expended until COUNTY is reimbursed in full. 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. Such confirmation shall be made as provided in paragraph (28), "NOTICE".

14. 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 leased premises without the prior written consent of LESSOR. 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 machines
- F. Security system

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

15. INSTALLATION AND REMOVAL OF TRADE FIXTURES

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 expense, shall repair any damage caused by reason of such removal. All such fixtures, signs and equipment that are exterior to the building shall be approved by LESSOR.

16. COUNTY'S RIGHT TO ERECT SIGNS

COUNTY shall have the exclusive right to erect and maintain upon the premises all signs that it deems appropriate. LESSOR agrees that no signs or advertising matter of any nature other than COUNTY'S shall be permitted upon any of the premises. LESSOR shall cooperate with COUNTY in obtaining any variances from restrictions placed on the use of signs by local authorities. LESSOR and COUNTY shall mutually agree as to the location, size, and style of any signs.

17. REAL PROPERTY TAXES

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

18. HOLD HARMLESS AND INDEMNIFICATION

COUNTY agrees to indemnify and hold harmless, and at its own risk, cost and expense, defend LESSOR from and against any and all liability expenses, including defense costs, legal fees, and claims for damages arising from COUNTY'S negligence, intentional acts, or breaches of this Lease. Indemnification with respect to defense costs shall be made at the time LESSOR incurs such costs.

LESSOR agrees to indemnify and hold harmless and, at its own risk, cost, and expense, defend COUNTY, its Board of Supervisors, officers, agents, and employees from and against any and all liability expenses, including defense costs, legal fees, and claims for damages arising from LESSOR'S negligence, intentional acts, or breaches of this Lease. Indemnification with respect to defense costs shall be made at the time COUNTY incurs such costs.

19. COUNTY'S INSURANCE

Without limiting COUNTY'S indemnification provided herein, COUNTY shall take out and maintain, throughout the period of this Lease, the following policies of insurance placed with insurers 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, employees, or sublessees:

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. 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. Said policy shall contain, or be endorsed with, the following provisions:

(1) LESSOR, its officers, employees and agents, 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 LESSOR, its officers, agents, and employees.

(2) The policy shall not be canceled or materially reduced in coverage without thirty (30) days prior written notice (10 days for non-payment of the premium) to LESSOR by certified mail.

(3) 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.

(4) For claims related to this project, COUNTY'S insurance is primary coverage to LESSOR, and any insurance or self-insurance programs maintained by LESSOR are excess to COUNTY'S insurance and will not be called upon to contribute with it.

(5) Any failure to comply with reporting or other provisions of the parties, including breach of warranties, shall not affect coverage provided to LESSOR, its officers, employees, and agents.

B. Property Insurance

County agrees to provide an all-risk property insurance for the contents of the property through COUNTY'S property insurance.

C. By its signature hereunder, COUNTY certifies that COUNTY is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that 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).

20. LESSOR'S INSURANCE

This Lease shall not be executed by COUNTY and LESSOR 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 LESSOR'S indemnification provided herein, LESSOR shall take out and maintain, throughout the period of this Lease, the following policies of insurance placed with

insurers 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 LESSOR, its agents, employees or sublessors:

A. Comprehensive or Commercial General Liability Insurance at least as broad as Insurance Services Office Commercial General Liability coverage (occurrence from CG 0001), in an amount of \$1,000,000 per occurrence. If work involves explosive, or collapse risks, XCU must be included. 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. Said policy shall contain, or be endorsed with, the following provisions:

- (1) The COUNTY, its officers, employees and agents, are covered as additional insured for liability arising out of the operations performed by or on behalf of LESSOR. The coverage shall contain no special limitations on the scope of protection afforded to COUNTY, its officers, agents, and employees.
- (2) The policy shall not be canceled or materially reduced in coverage without thirty (30) days prior written notice (10 days for non-payment of the premium) to COUNTY by certified mail.
- (3) 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.
- (4) For claims related to this project, LESSOR'S insurance is primary coverage to COUNTY, and any insurance or self-insurance programs maintained by COUNTY are excess to LESSOR'S insurance and will not be called upon to contribute with it.
- (5) Any failure to comply with reporting or other provisions of the parties, including breach of warranties, shall not affect coverage provided to COUNTY, its officers, employees, and agents.

B. Workers' Compensation insurance meeting statutory limits of the California Labor Code which policy shall contain or be endorsed to contain a waiver of subrogation against COUNTY, its officers, agents, and employees and provide for thirty (30) days prior written notice in the event of cancellation. If LESSOR has no employees, LESSOR may sign and file the following certification in lieu of insurance:

"I am aware of the provisions of the California Labor Code Section 3700 which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the

provisions of that code, and I will comply with provisions of that code before commencing with and during the performance of the work of this contract."

- C. LESSOR is responsible for providing "All-Risk" Property Insurance for this location.
- D. COUNTY reserves the right to obtain complete copies of the original insurance policies, if the County Risk Manager desires to do so.

E. If LESSOR does not keep the above mentioned insurance in full force and effect during the life of this Lease, COUNTY, at LESSOR'S expense, may elect to purchase the necessary insurance, and LESSOR agrees to pay the cost of said insurance or, in the alternative, COUNTY may elect to treat the failure to maintain requisite insurance as a breach of contract and terminate the Lease as provided herein.

F. Should LESSOR subcontract any portion of the work to be performed under this agreement, said subcontractor shall be required by LESSOR to:

(1) Enter into a written contract with subcontractor acknowledging that no employee/employer relationship exists between LESSOR and subcontractor and that no Workers' Compensation, unemployment benefits or other personnel benefits are required by or available to subcontractor through LESSOR or COUNTY.

(2) Hold harmless and to indemnify, defend and save harmless LESSOR and COUNTY, its officers, agents and employees, from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, materialmen, laborers and any other person, firm or corporation furnishing or supplying work, services, materials, or supplies who may be injured or damaged by subcontractor in connection with the performance of this agreement.

21. 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 Lease 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 Lease as provided in this paragraph (21).

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 Lease, LESSOR shall have the option to rebuild or to terminate this Lease. Such option shall be exercised by LESSOR by notice in writing to COUNTY within seven (7) days following the date

of loss. LESSOR'S option to rebuild shall not constitute a waiver of COUNTY'S right to terminate this Lease, as provided in this paragraph (21).

22. USE UNLAWFUL OR PREMISES CONDEMNED

If it becomes unlawful for COUNTY to conduct its intended operations on the premises, or if a portion of the premises or approaches thereto is condemned by public authority so 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 so that the premises become impossible to use, COUNTY shall have the right at any time thereafter to terminate this Lease by giving LESSOR seven (7) days notice in writing of such termination.

23. PREMISES UNUSABLE

If as a result of causes, such as flood, strikes, riots, insurrection, or other similar or different causes beyond the control of LESSOR, the premises shall become unusable from a practical standpoint for a period of ten (10) consecutive days or longer, then COUNTY may, (1) terminate the lease upon seven (7) days written notice to LESSOR, (2) by notice in writing to LESSOR prorate the rent for the period of time the premises are unusable from a practical standpoint or (3) by notice in writing to LESSOR at any time prior to the date when this Lease would otherwise terminate, further extend this Lease without the requirement of the payment of rent for the period of time which the premises were unusable from a practical standpoint. 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 Lease.

24. NUCLEAR FREE CLAUSE

LESSOR certifies by its signature below that LESSOR 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 becomes a nuclear weapons contractor.

25. LESSOR DEFAULT

LESSOR shall be in default of this Lease if it fails or refuses to perform any material provision of this Lease 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 LESSOR. If the default cannot reasonably be cured within ten (10) days, LESSOR shall not be in default of this Lease if LESSOR commences to cure the default within the ten (10) day period and diligently and in good faith continues to cure the default.

26. COUNTY'S REMEDIES ON LESSOR'S DEFAULT

COUNTY, at any time after LESSOR is in default, can terminate this Lease or can cure the default at LESSOR'S cost. 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 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. If LESSOR 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 Lease.

27. TERMINATION

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

- A. The making by LESSOR of any general assignment for the benefit of creditors.
- B. The failure of LESSOR to pay promptly when due all charges, fees, or other payments in accordance with this Lease.
- C. The failure of LESSOR to remedy any default, breach, or violation of county, municipal, federal and/or state laws or regulations by LESSOR or its employees.
- D. The violation of any of the provisions of this Lease.
- E. The building 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.

28. 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 prepaid, first-class mail to the respective addresses set forth below. Notice

shall be deemed communicated two (2) COUNTY working days from time of mailing if mailed as provided herein.

LESSOR: Al, Abrahamsen, Alice F. Abrahamsen,
Kent H. Pryor and Alice Pryor, a California Corporation
c/o Winco Realty
~~2833 G Street~~ ³⁹⁷ ~~2833 G St.~~
Eureka, CA 95501

COUNTY: County of Humboldt
Administrative Services
Real Property Division
825 Fifth Street, Room 103
Eureka, CA 95501

29. ASSIGNMENT

This agreement shall not be assigned by either party without the written consent of the other party. Such consent shall not be unreasonably withheld.

30. LEASE MODIFICATION

This lease may be modified only by subsequent written agreement signed by COUNTY and LESSOR.

31. LESSOR NOT OFFICER, EMPLOYEE, OR AGENT OF COUNTY

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

32. 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 Lease 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.

33. WAIVER OF BREACH

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

34. BREACH, REMEDY FOR

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

35. SURRENDER OF PREMISES

At the termination of this lease, COUNTY shall surrender the building 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 building which may be damaged by reason of fire, earthquake or the elements or other casualty.

36. 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 assigns.

37. JURISDICTION AND APPLICABLE LAWS

This Lease shall be construed under the laws of the State of California. Any dispute arising hereunder or relating to this Lease shall be litigated in the State of California and venue shall lie in the County of Humboldt.

38. INTERPRETATIONS:

As this agreement was jointly prepared by both parties, the language in all parts of this agreement shall be construed, in all cases, according to its fair meaning, and not for or against either party hereto.

///

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

(SEAL)

ATTEST:
CLERK OF THE BOARD

COUNTY OF HUMBOLDT

BY *[Signature]*

JUL 11 2000

BY *[Signature]*
CHAIRMAN, BOARD OF SUPERVISORS
COUNTY OF HUMBOLDT
STATE OF CALIFORNIA

APPROVED AS TO FORM:
COUNTY COUNSEL

AL ABRAHAMSEN, ALICE F. ABRAHAMSEN,
KENT H. PRYOR and ALICE PRYOR, A
CALIFORNIA CORPORATION

BY *[Signature]*
DEPUTY

BY *[Signature]*
TITLE *[Signature]*
BY *[Signature]*
TITLE *[Signature]*

INSURANCE CERTIFICATES
REVIEWED AND APPROVED:

BY *[Signature]*
RISK MANAGER

CITY OF EUREKA

HUMBOLDT BAY

I-05

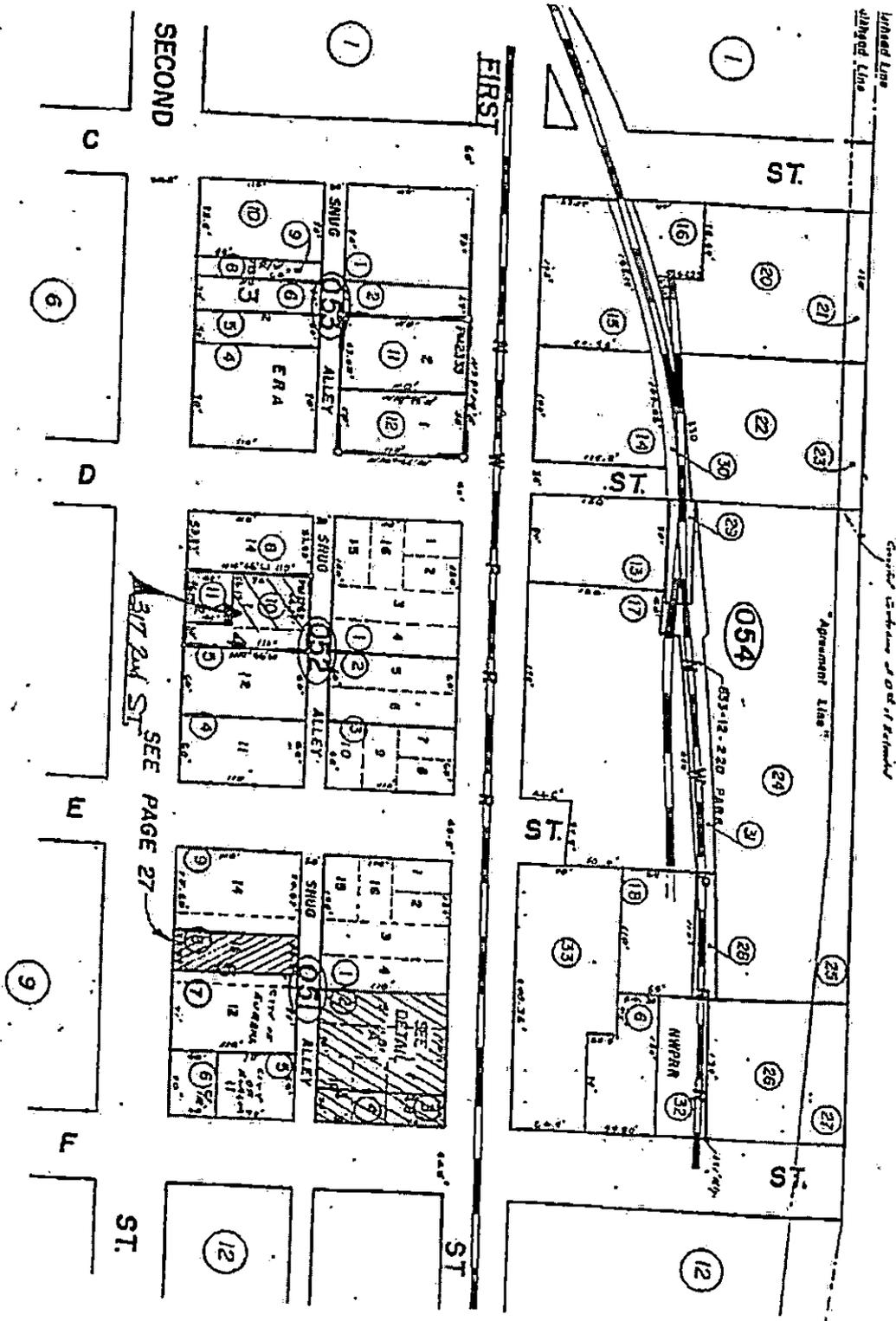
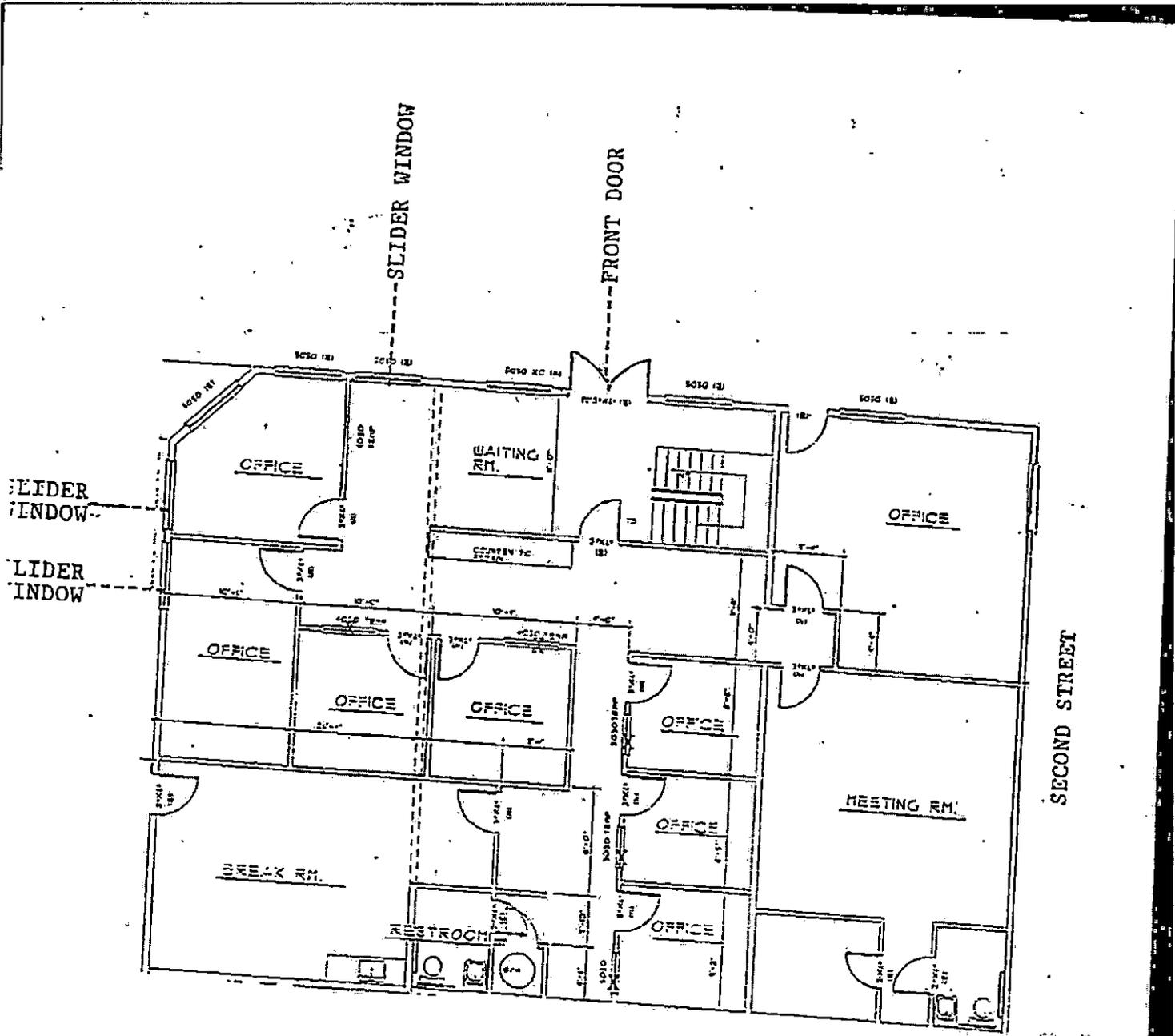


EXHIBIT A
317 Second St.



FIVE (5) FIXED WINDOWS MARKED WITH X

EXHIBIT B
317 SECOND STREET

the Lease dated July 11, 2000, and amended on September 5, 2000, February 27, 2001, June 7, 2005, June 24, 2008, and July 14, 2009 on the date indicated above.

(SEAL)
ATTEST:
CLERK OF THE BOARD

COUNTY OF HUMBOLDT

By *[Signature]*

By *[Signature]*
Chair, Board of Supervisors
County of Humboldt
State of California

LESSOR:
AL ABRAHAMSEN, ALICE F. ABRAHAMSEN,
KENT H. PRYOR AND ALICE PRYOR

By *[Signature]*

Title Partner

By *[Signature]*

Title by Al Abrahamson Executor of Estate

By *[Signature]*

Title Partner

By *[Signature]*

Title Partner