



AGENDA ITEM NO.
C30

COUNTY OF HUMBOLDT

For the meeting of: June 5, 2018

Date: May 11, 2018
 To: Board of Supervisors
 From: Thomas K. Mattson, Public Works Director
 Subject: Lease Termination Agreement and New Lease for Operation of the Courthouse Snack Bar (4/5 vote required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, by a 4/5 vote, the Lease Termination Agreement of the Lease dated September 25, 2012, first amended on February 26, 2013, with Jeanne Fleek and Michael Scollard for operation of the Courthouse Snack Bar and authorize the Chair of the Board to execute the attached Lease Termination Agreement in duplicate; and
2. Approve, by a 4/5 vote, and authorize the Chair of the Board to execute the attached Lease with Christopher J. Rohrs for the operation of the Courthouse Snack Bar through September 30, 2019 in duplicate; and
3. Direct the Clerk of the Board to return one executed agenda item to Public Works Real Property, with one (1) fully executed Lease Termination Agreement with Jeanne Fleek and Michal Scollard, and one (1) fully executed Lease with Christopher J. Rohrs for distribution to each party, retaining the second of each agreement with meeting records; and
(continued)

Prepared by Tom deAge

CAO Approval

REVIEW:	Auditor	County Counsel	Human Resources	Other
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TYPE OF ITEM

Consent

Departmental

Public Hearing

Other

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
 Upon motion of Supervisor Wilson seconded by Supervisor Bass

Ayes Bass, Fennell, Sundberg, Bohn, Wilson
 Nays
 Abstain
 Absent

PREVIOUS ACTION/REFERRAL:

Board Order No. C-17, C-29

Meeting of 09-25-2012, 12-26-2013

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

Dated 6/5/18
 By
 Kathy Hayes, Clerk of the Board

4. Direct the Clerk of the Board to return one (1) executed agenda item to the County Administrative Office and instruct their staff to issue a warrant reimbursing Jeanne Fleek and Michael Scollard for their Five Hundred Dollar (\$500.00) security deposit within thirty (30) days.

SOURCE OF FUNDING: N/A

DISCUSSION:

On September 25, 2012, your Board approved of leasing the Courthouse Snack Bar to Jeanne Fleek and Michael Scollard, the operators, for a period of one (1) year. The lease was extended annually pursuant to the terms of the lease and will terminate September 30, 2018. The operators will be relocating out of the state and have located a willing and able person to take over operations.

Christopher J. Rohrs would like to enter into a lease for the operation of the Snack Bar, as provided in the attached Lease. Staff have received his background information by letter and conducted an interview with favorable results. Mr. Rohrs has twenty-two (22) years in restaurant management. It should be noted that Ms. Fleek and Mr. Scollard have agreed to provide a minimum of forty (40) hours training in the first month of operations by Mr. Rohrs.

Pursuant to Government Code Section 25536, the Board of Supervisors, by a 4/5 vote, may enter into a lease of county property for employee cafeteria purposes without competitive bidding.

The new Lease provides for monthly rental income of Four Hundred Dollars (\$400.00) and includes responsibility for the operator to perform regular maintenance items at his own expense. It is hopeful that this continued revenue will provide sufficient funds to pay for the county's cost of leasing the space, while continuing to provide quality food at a reasonable price and convenient break area for county employees, as well as the general public conducting business at the Courthouse.

FINANCIAL IMPACT:

Four Hundred Dollars (\$400.00) monthly rental income to Snack Bar Trust 3815
Need to have sentence on effect to General Fund and what BOS Core Roles are being met.

OTHER AGENCY INVOLVEMENT: N/A

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may deny the request for lease termination and new lease.

ATTACHMENTS:

1. Copy of Lease executed September 25, 2012, amended February 26, 2013, with Jeanne Fleek and Michael Scollard; and
2. Lease Termination Agreement with Jeanne Fleek and Michael Scollard, in duplicate; and
3. Original Lease with Chris Rohrs, in duplicate.

ATTACHMENT 1

COPY OF LEASE EXECUTED SEPTEMBER 25, 2012, AMENDED FEBRUARY 26, 2013, WITH
JEANNE FLEEK AND MICHAEL SCOLLARD

Board Agenda Item Route Slip

Department: Public Works
 Agenda Item For (date): 6/5/2018

Contact for Information Tom deAge
 Phone/Ext. Number 707-268-2667

Is there any reason this item cannot be held beyond this date? Yes
 Reason: Time Sensitive

Subject: Lease Termination Agreement and New Lease for Operation of the Courthouse Snack Bar
(4/5 vote required)

Consent Item
 Departmental (Time Estimates Required) Why does this need to be a departmental item? _____

Estimated Time for Staff Report _____ Estimated Time for Public Testimony _____
 Need To Be Set For Time Certain:
 Yes Reason: _____

Please review, initial and date. If not approved, please add appropriate comments below.

<u>Department</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Date</u>	<u>Department</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Date</u>
<u>Assessor</u>	_____	_____	_____	<u>Personnel</u>	_____	_____	_____
<u>2 Auditor</u>	_____	_____	_____	<u>1 Real Property</u>	_____	_____	_____
<u>County Counsel</u>	_____	_____	_____	<u>Risk Management</u>	_____	_____	_____
<u>Public Works</u>	_____	_____	_____	<u>3 CAO</u>	_____	_____	_____

Comments: _____

Received Clerk of the Board _____
 (Date)

This Lease is made and entered into this 5th day of June, 2018, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter referred to as COUNTY, and CHRISTOPHER J. ROHRS, a sole proprietor, hereinafter referred to as LESSEE;

WHEREAS, COUNTY owns and operates a building known as the Humboldt County Courthouse; and

WHEREAS, COUNTY desires that a Snack Bar be operated for use by its employees and the public at said building; and

WHEREAS, LESSEE desires to operate said Snack Bar; and

WHEREAS, it is deemed mutually desirable by the parties that LESSEE be permitted to operate said Snack Bar; and

WHEREAS, pursuant to Government Code Section 25536, the Board of Supervisors, by a four-fifths vote, may enter into a lease of County property for employee cafeteria purposes without competitive bidding.

NOW, THEREFORE, it is mutually agreed as follows:

1. PREMISES

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

A. Approximately 1,406 square feet of that portion of the third floor of the Courthouse, located at Assessor's Parcel Number 001-191-002, commonly referred to as 825 5th Street, Eureka, California, as shown on Exhibit A, which is attached hereto and incorporated herein. Said space is hereinafter referred to as the Premises.

B. Additionally, COUNTY leases to LESSEE all that equipment listed on Exhibit B, which is attached hereto and incorporated herein. Said equipment is to be used only in connection with the use of the above-mentioned Premises and is not to be removed from Premises without first obtaining written approval from COUNTY'S Purchasing Department.

2. USE OF PREMISES

The Premises shall be used by LESSEE to operate a Snack Bar and all activities incidental thereto at the Humboldt County Courthouse. Except as allowed by separate agreement, LESSEE shall not conduct any other activities in the Courthouse.

3. TERM OF LEASE

A. The initial term of this Lease shall commence upon the date first written above and shall terminate on September 30, 2019.

B. Upon approval by COUNTY and LESSEE, the Lease may be extended on a year to year basis, but not beyond September 30, 2023. If LESSEE wishes to extend the term, LESSEE shall notify COUNTY in writing ninety (90) days prior to the end of the initial or extended term. Within thirty (30) days of receipt of such notice, COUNTY shall approve or disapprove extension of the Lease.

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

4. RENT

LESSEE shall pay to COUNTY as rent for the leased Premises a monthly rental as follows:

Four Hundred Dollars (\$400.00) per month.

Rent shall be paid in advance on the first day of each month, except in the event that LESSEE'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.

Rent shall be made payable to County of Humboldt, and submitted to County of Humboldt, Purchasing Department, 825 5th Street, Room 112, Eureka, CA 95501.

5. LATE FEE

If rent is not paid by the tenth (10th) day of each month, it shall be considered delinquent and LESSEE shall pay to COUNTY an amount equal to ten percent (10%) of the past due amount.

6. SECURITY DEPOSIT

LESSEE has, prior to commencement of this Lease, deposited with COUNTY, the sum of Five Hundred Dollars (\$500.00) as security for the full and faithful performance of each and every term, provision, covenant, and condition of this Lease. If LESSEE defaults in respect to any of the terms, provisions, covenants, or conditions of this Lease, including but not limited to the payment of any rent, COUNTY may use, apply, or retain the whole or any part of this security deposit for the payment in default or for any other sum which COUNTY may spend or be required to spend by reason of LESSEE'S default. Should LESSEE fully and faithfully comply with all the terms,

provisions, covenants, and conditions of this Lease, the security deposit or any balance of the security deposit shall be returned to LESSEE within thirty (30) days of the expiration of the Lease.

7. UTILITIES

COUNTY agrees to furnish and pay for all charges for gas, refuse collection, water/sewer and electricity supplied to and used in the leased Premises by LESSEE, unless such use is determined by COUNTY to be unreasonable. LESSEE shall pay for its own telephone, computer and fax services to the leased Premises.

LESSEE waives any and all claims against COUNTY for compensation for any and all loss or damage sustained by reason of any defect, deficiency, or impairment of any utility system, water supply system, drainage system, heating or gas system, air conditioning system, electrical apparatus or wiring serving the Premises.

8. JANITORIAL SERVICES

LESSEE shall be responsible for janitorial services and supplies within the leased Premises. LESSEE shall maintain the Premises at all times in a neat, orderly, and safe condition.

9. MAINTENANCE AND REPAIRS OF PREMISES AND EQUIPMENT

A. COUNTY shall be responsible for maintenance to the exterior of the building and for the following:

- (1) Light fixtures (excluding bulbs and any of LESSEE'S light fixtures);
- (2) Major plumbing fixtures, water lines, gas lines, and waste lines;
- (3) Electrical wiring, main service, subpanels, switches, and plugs;
- (4) Scheduled painting and replacement of floor coverings;

(5) All major appliances including refrigerators, freezers, grill, deep-fryer, oven, microwave, dishwasher, water heater for dishwasher, electric food slicer and mixer, except as provided in Section 9D of this Lease; and

- (6) All repairs or replacement as necessary of counters, tables and chairs.

B. LESSEE shall, to the satisfaction of COUNTY, keep and maintain the interior of the leased Premises and all improvements of any kind which may be erected, installed, or made thereon in good condition and substantial repair, except as provided in Section 9A above. It shall be LESSEE'S responsibility to take all steps necessary or appropriate to maintain such a standard of condition and repair. In addition, LESSEE expressly agrees to maintain the interior of the

Premises in a safe, clean, wholesome, and sanitary condition to the complete satisfaction of COUNTY and in compliance with all applicable laws. Upon receipt of any and all Health Department inspection reports LESSEE shall provide a copy of said reports to the Purchasing and Public Works Department.

C. LESSEE further agrees to be responsible for the following:

- (1) All damage caused by LESSEE, its employees, and/or customers;
- (2) All of LESSEE'S inventory;
- (3) Waste line stoppage caused by Snack Bar, as determined by COUNTY;
- (4) Replacement of light bulbs;
- (5) Any installation and/or repair of phone/computer systems within leased Premises;
- (6) Cleaning of range hood;
- (7) Cleaning of all grease traps in leased Premises; and
- (8) Any interior pest maintenance that may be needed.

D. LESSEE shall be responsible for the maintenance, repair, and good working order of all equipment listed in Exhibit B, except as provided in Section 9A of this Lease, up to a maximum amount of \$200.00 for each piece of equipment per calendar year. Said calendar year shall begin on the commencement date of Lease. All other equipment not listed on Exhibit B shall be the sole responsibility of LESSEE.

COUNTY shall have the right to enter upon and inspect the leased Premises at any time for cleanliness and safety.

LESSEE shall have ten (10) days after notice from COUNTY to commence to perform its obligations under this section, except that LESSEE shall perform its obligations immediately if the nature of the problem presents a material hazard or emergency as determined by COUNTY. If LESSEE does not perform its obligations within the time limitations in this section, COUNTY, after notice to LESSEE, may terminate the Lease or 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 LESSEE'S obligations. If LESSEE does not reimburse COUNTY within ten (10) days after demand from COUNTY, COUNTY shall have the right to collect ten percent (10%) interest per annum on 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 Section 29 "Notice".

10. INVENTORY

LESSEE shall inventory all equipment listed on Exhibit B and file said inventory with the Purchasing Department as of June 30th of each year. If any of the items listed on Exhibit B is missing, destroyed, or no longer serviceable at the time said inventory is taken, LESSEE shall replace such items at its sole cost and expense with similar equipment of comparable quality unless the Purchasing Department determines that said item(s) need not be replaced.

Upon termination of this Lease, LESSEE shall return the Premises and equipment listed in Exhibit B in as good a condition as when rented, with the exception of normal wear and tear.

11. IMPROVEMENTS AND ALTERATIONS

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

12. POSSESSORY INTEREST

This Lease may create a possessory interest, as described in Section 107 et seq. of the Revenue and Taxation Code of the State of California in tax exempt property. If such an interest is created, it may be subject to property taxation and the party in whom the possessory interest is vested may be subject to the payment of taxes on such interest.

13. INSTALLATION AND REMOVAL OF TRADE FIXTURES

LESSEE may cause or permit to be installed and/or affixed to the Premises such fixtures, signs and equipment as LESSEE deems desirable and all such fixtures, signs and equipment shall remain the property of LESSEE and may be removed at any time provided that LESSEE, at its expense, shall repair any damage caused by reason of such removal. All such fixtures, signs and equipment that are exterior to the Premises shall be approved by the Purchasing Department or its designee.

14. LESSEE'S RIGHT TO ERECT SIGNS

LESSEE shall not install any advertising signs without prior approval of the Director of Public Works or his designee.

15. HOLD HARMLESS/INDEMNIFICATION

A. LESSEE 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 attorneys' 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 LESSEE'S duties and obligations under this Lease 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 LESSEE and its officers, officials, employees, and volunteers, from any and all claims, demands, losses, damages, and liabilities of any kind or nature, including attorneys' 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 Lease and any amendments hereto, except such loss or damage which was caused by the sole negligence or willful misconduct of the LESSEE.

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

16. LESSEE'S INSURANCE

This Lease shall not be executed by COUNTY and LESSEE 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 LESSEE'S indemnification provided for herein, LESSEE shall and shall require any of its subcontractors to take out and maintain, throughout the period of this Lease 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 LESSEE, 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

LESSEE is responsible for insuring its personal property.

C. Workers' Compensation Insurance 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.

17. SPECIAL INSURANCE REQUIREMENTS

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

A. LESSEE

(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 LESSEE. 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 29. It is further understood that LESSEE 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 LESSEE'S insurance and will not be called upon to contribute with it.
- (2) LESSEE shall furnish COUNTY with certificates and original endorsements effecting the required coverage prior to execution of this Lease 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 LESSEE does not keep all required policies in full force and effect, COUNTY may, in addition to other remedies under this Lease, take out the necessary insurance, and LESSEE 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 LESSEE under this Lease.
- (3) COUNTY is to be notified immediately if twenty-five percent (25%) or more of any required insurance aggregate limit is encumbered and LESSEE shall be required to purchase additional coverage to meet the aggregate limits set forth above.

B. COUNTY AND LESSEE

- (1) The COUNTY and LESSEE 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 or expense, including reasonable attorneys' 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 LESSEE, COUNTY, their officers, officials, employees, and volunteers.

18. PARKING

Any parking space assigned to LESSEE, if available, shall be designated by the County Administrative Office.

19. 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, LESSEE 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 LESSEE, 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 LESSEE'S right to terminate this Lease as provided in this section (19).

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, COUNTY shall have the option to rebuild or to terminate this Lease. Such option shall be exercised by COUNTY by notice in writing to LESSEE within seven (7) days following the date of loss. COUNTY'S option to rebuild shall not constitute a waiver of LESSEE'S right to terminate this Lease, as provided in this section (19).

20. OPERATION OF PREMISES

A. LESSEE shall operate the Snack Bar a minimum of eight hours a day from 7:30 a.m. to 4:00 p.m., Monday through Thursday. LESSEE shall operate the Snack Bar from 7:30 a.m. to 2:00 p.m. on Fridays. Snack Bar shall be closed on all holidays or upon mandated closure by the Board of Supervisors, when the Courthouse is not open for business.

B. Several areas of the Courthouse are subject to remodeling during the term of this Lease. It is understood by LESSEE that this may result in less business during some stages of the remodeling.

C. LESSEE is aware that time is of the essence for those with half hour lunches. LESSEE agrees to provide fast, efficient service and to offer a variety of food, including vegetarian and low fat items. All prices charged for food, goods, and/or services supplied to the public on or from the Premises shall be fair and reasonable, based upon the following considerations:

- (1) The degree of public service involved in the sale of the goods and/or services;
- (2) The market prices charged by other competing and/or comparable businesses.
- (3) The reasonableness of the profit margin as related to industry wide profit margins.

D. LESSEE agrees that the Snack Bar will be operated and managed in a competent and efficient manner at least comparable to other well managed operations of similar type.

E. LESSEE shall allow COUNTY'S employees to bring and eat their own food in the dining area of Premises.

F. LESSEE shall at all times retain active, qualified, competent, and experienced personnel to supervise LESSEE'S operation and shall require them to be properly dressed, clean, courteous, efficient, and neat in appearance at all times.

G. LESSEE shall not employ any person(s) in or about the Premises who shall use offensive language or act in a loud, boisterous, or otherwise improper manner.

H. LESSEE will be allowed to shut the Premises down for two (2) weeks per year, at a time to be approved by the Director of Public Works or his designee.

21. EMERGENCY CONTACTS

LESSEE shall provide to the Public Works Department, and keep current, a list of supervisory employees and telephone numbers for emergency use. COUNTY'S Building Maintenance Department shall be given keys to the Premises for off hours entry.

22. FIRE HAZARD

LESSEE shall keep the area leased or used clear of oil and trash that may be deemed a fire hazard. COUNTY reserves the right to restrict LESSEE from conducting any activity or storing inflammable materials or substances which would increase COUNTY'S insurance rate or cause an insurance agreement of COUNTY to be terminated.

23. NO SMOKING

Pursuant to Humboldt County Code §971-1 et seq., the Courthouse is a smoke-free building. LESSEE shall comply with this ordinance.

24. NUCLEAR FREE CLAUSE

LESSEE certifies by its signature below that LESSEE is not a nuclear weapons contractor, in that LESSEE 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. LESSEE 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 LESSEE becomes a nuclear weapons contractor.

25. COMPLIANCE WITH LAWS

LESSEE agrees to comply with all local, state and federal laws and regulations, including but not limited to the Americans With Disabilities Act. LESSEE further agrees to comply with any applicable 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.

26. LESSEE DEFAULT

LESSEE 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 LESSEE. If the default cannot reasonably be cured within ten (10) days, LESSEE shall not be in default of this Lease if LESSEE commences to cure the default within the ten (10) day period and diligently and in good faith continues to cure the default.

27. COUNTY'S REMEDIES ON LESSEE'S DEFAULT

COUNTY, at any time after LESSEE is in default, may terminate this Lease or may cure the default at LESSEE'S cost. If COUNTY at any time, by reason of LESSEE'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 LESSEE to COUNTY within ten (10) 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 LESSEE. The remedies set forth in this section (28) are in addition to and do not in any manner limit other remedies set forth in particular sections of this Lease.

28. TERMINATION

Except as otherwise provided, 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 LESSEE of any general assignment for the benefit of creditors.
- B. The failure of LESSEE to pay promptly when due all charges, fees, or other payments in accordance with this Lease.
- C. The failure of LESSEE to remedy any default, breach, or violation of county, municipal, federal and/or state laws or regulations by LESSEE 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.

29. 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.

LESSEE: Christopher J. Rohrs
1081 Nelson Way
McKinleyville, CA 95519

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

All insurance notices shall also be addressed to:

County of Humboldt
Attn: Risk Management
825 5th Street, Room 131
Eureka, CA 95501

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.

30. ASSIGNMENT

This Lease may not be assigned by either party.

31. LEASE MODIFICATION

This Lease may be modified only by subsequent written agreement signed by COUNTY and LESSEE.

32. LESSEE NOT OFFICER, EMPLOYEE, OR AGENT OF COUNTY

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

33. 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.

34. WAIVER OF BREACH

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

35. REMEDY FOR BREACH

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

36. SURRENDER OF PREMISES

At the termination of this Lease, LESSEE shall surrender the leased Premises to COUNTY in good condition and repair, except for normal wear and tear.

37. 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.

38. 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 unless transferred by Court order pursuant to Code of Civil Procedure §§394 and 395.

39. REVIEW BY CERTIFIED ACCESS SPECIALIST (CASp)

A. The Premises have not undergone inspection by a Certified Access Specialist.

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.

B. LESSEE shall, at its sole cost, be responsible for providing within the Premises, accessible services and trade fixtures used by the public. COUNTY shall be responsible for providing accessible entrance into or exit from the Premises, access in the remainder of the Courthouse, and the cost for CASp inspection.

40. INTERPRETATION

As this Lease was jointly prepared by both parties, the language in all parts of this Lease 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.

COUNTY OF HUMBOLDT:

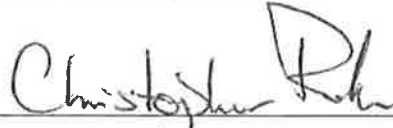
LESSOR: CHRISTOPHER J. ROHRS

BY:



CHAIRMAN, Ryan Sundberg
BOARD OF SUPERVISORS

BY:



TITLE: owner/operator

ATTEST:

(SEAL)

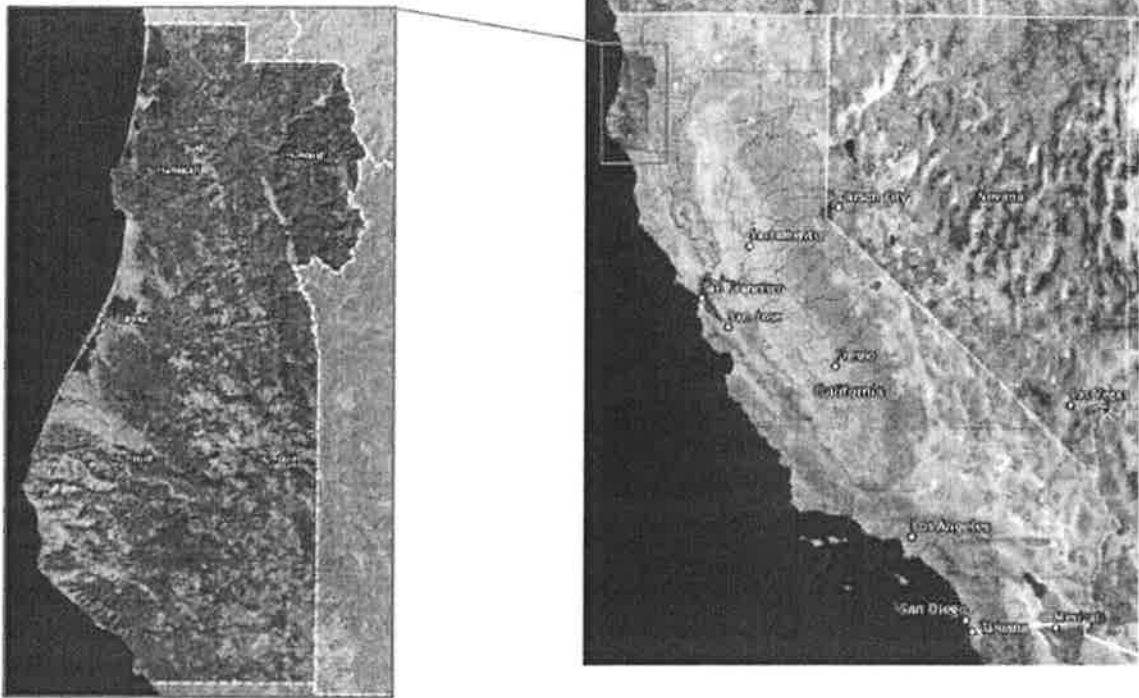
BY:



CLERK OF THE BOARD Ryan Sharp, Deputy

EXHIBIT A, SHEET 1

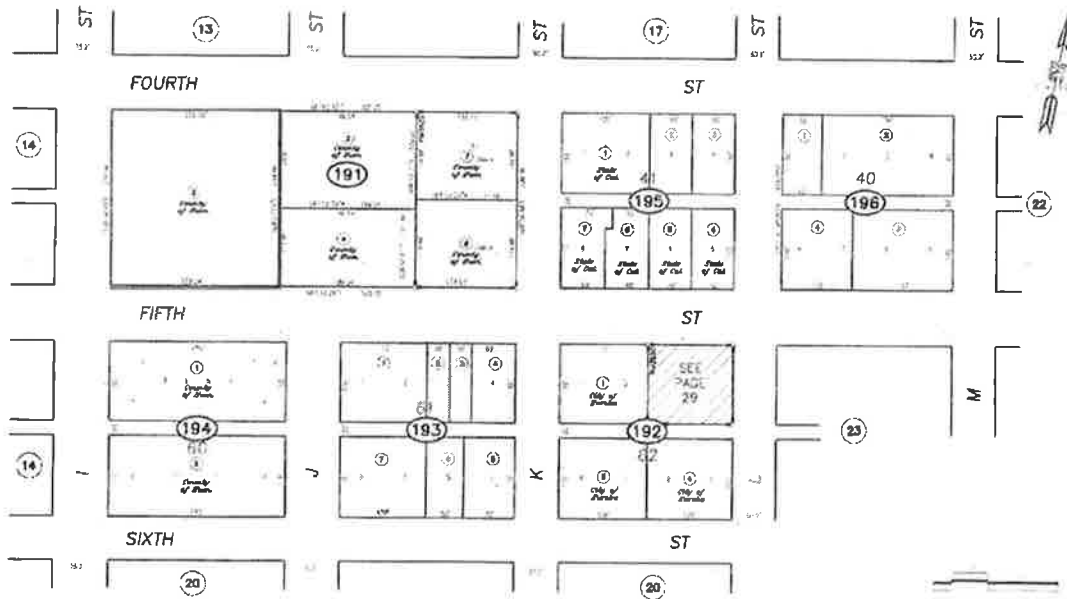
LOCATION MAP



Assessor's Map Bk. 1, Pg.19
County of Humboldt, CA.

CITY OF EUREKA (H. B. & N.)

1-19



RS, BK 25 of Surveys, pg 145
RS, BK 57 of Surveys, pg 18
PM3930, Bk 34 of Parcel Maps, Pgs 139-140
PM5620, Bk 38 of Parcel Maps, Pgs 69-70

NOTE: Block Number's Shown in Boxes
Assessor's Parcel Number's Shown in Circles

RD
July 8, 2016

EXHIBIT B

INVENTORY LIST

Charlotte Merkel to provide a list from CAMs

Snack Bar Inventory List for check out with Fleek ans Scollard 5 10 18

Asset ID	Quant	DESCRIPTION	Make	Model	NOTE
115462104	1	CABINET-PASTRY	TRUE	TUC-27G	
115729101	1	CART-MISCELLANEOUS	SECO	5 SHELF	
115672103	1	CASH REGISTER	TEC	MA-516	
115566101	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566102	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566103	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566104	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566105	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566106	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566107	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566108	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566109	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566110	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566111	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566112	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566113	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566114	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566115	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566116	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566117	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566118	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566119	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566120	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566121	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566122	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566123	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566124	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566125	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566126	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566127	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566128	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566129	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566130	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566131	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566132	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566133	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566134	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	

Snack Bar Inventory List for check out with Fleek ans Scollard 5 10 18

Asset ID	Quant	DESCRIPTION	Make	Model	NOTE
115566135	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566136	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566137	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566138	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566139	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566140	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566141	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566142	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566143	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566144	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566145	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566146	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115566147	1	CHAIR, DINETTE	HIGH BACK	DINING CHAIRS	
115178101	1	COUNTER TOPS	WOOD SHELF	Bench	
115441001	1	DEEP FRYER	WELLS	F-556	Stainless Steel
115457103	1	FOOD & BEV COUNTER	STAINLESS	HW & COFFEE	
115457104	1	FOOD & BEV COUNTER	STAINLESS	CONDIMENT STOR	
115438105	1	FREEZER	ARCTIC AIR	F22CW10	WHITE; COMMERCIAL FREEZER
115435101	1	MEAT SLICER	HOBART	410	
115451101	1	OVEN-CONVECTION	TOASTMASTR	C019	
FAM00000596	2	Refrigeration Unit	TRUE	GDM-12	w/Glass doors
115437103	1	REFRIGERATOR	TRUE	T35	
115862101	1	SAFETY EQUIPMENT	RANGE GUARD	FIRE SYSTEM	
FAM00000598	1	Sandwich Unit	TRUE	TSSU-48-12	
FA0000016856	1	Sink & Grease Removal System			
115411101	1	SINKS	STAINLESS	TABLE W/SINK	
115439101	1	STOVE-ELECTRIC	STAINLESS	BACKBAR DF-4	
115217101	1	TABLE-DINING			
115217102	1	TABLE-DINING			
115217103	1	TABLE-DINING			
115217104	1	TABLE-DINING			
115217105	1	TABLE-DINING			
115217106	1	TABLE-DINING			
115216101	1	TABLE-UTILITY W/RACK	STAINLESS	LOW & HI SHELF	
115216102	1	TABLE-UTILITY W/RACK	STAINLESS	LOW & HI SHELF	
FAM00000599	3	TABLES-DINING 52"X52"			
	1	Undercounter Dishwasher	Hobart	LHIX-4	