

**Attachment C**

CEO-IT/ALC/RES-015-022  
Rent Free License  
County of Orange  
600 W. Santa Ana Blvd.  
Santa Ana, CA 92701

**SUMMARY OF FIRST AMENDMENT TO LICENSE**

**ORIGINAL LICENSE**  
**LICENSOR**

Civic Center, LLC

**FIRST AMENDMENT**

Same

**TENANT**

County of Orange/ CEO/IT

Same

**PREMISES**

Approximately 36 rentable square feet (RSP)

Same

**TERM**

March 28, 2016– March 31, 2025

March 28, 2016 -  
March 31, 2035

**OPTION TO EXTEND TERM**

None

None

**USE**

Use of the premises shall allow for County’s Installation of an air conditioning system in the License Area, for the purpose of maintaining adequate temperature levels for the proper functioning of the County’s Data Equipment. All maintenance, upkeep and repair expenses associated with County-installed HVAC system shall be the sole responsibility of County.

Same

**LICENSE FEE**

No Fee

Same

County pays for billing for electrical usage related to air conditioning equipment needed to cool the Data Equipment.

## Attachment C

CEO-IT/ALC/RES-015-022  
Rent Free License  
County of Orange  
600 W. Santa Ana Blvd.  
Santa Ana, CA 92701

### INSURANCE

Tenant shall maintain insurance during the term of the Lease in the following amounts: Same

Coverage	Minimum Limits
Comprehensive General Liability	\$1,000,000 \$2,000,000
Automotive Liability	\$1,000,000
Workers Compensation	Statutory
Employees Liability	\$1,000,000

Other requirements:

- 30-day cancellation notice
- County to be named additional insured
- County to be loss payee
- Waiver of Subrogation