

Attachment C

GA1254-238
HCA/BH/MHSA

SUMMARY OF THIRD AMENDMENT TO LEASE

<u>LEASE</u>	<u>THIRD AMENDMENT</u>
LESSOR	
Civic Center , LLC	Same
COUNTY	
County of Orange, Health Care Agency Behavioral Health/MHSA	Same
LOCATION	
600 W. Santa Ana Blvd, #510, Santa Ana	Same
PREMISES	
7,015 square feet of air-conditioned office space. Same	Same
PARKING	
COUNTY is provided twenty-one (21) parking spaces COUNTY's free and non-exclusive use.	Same
TERM	
The term of this Lease shall be ten (10) years. It commenced on October 23, 2007 and terminates on March 31, 2025.	The term of this Lease commenced on October 23, 2007, and will expire on March 31, 2030, unless extended pursuant to Section 5.
OPTION TO EXTEND	
Two (2) Five (5) year periods with a sixty-day notice.	Two (2) Five (5) year periods with a sixty-day notice with 3% annual rent increases.

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OPTION TO TERMINATE

COUNTY can terminate this Lease at any time after the fifth year with a one hundred eighty (180) day written notice to LESSOR.

COUNTY can terminate this Lease at any time after the fifth year with a one hundred eighty (180) day written notice to LESSOR. Any reimbursement of unamortized cost shall be recaptured according to Exhibit E to the lease entitled, "Schedule of Unamortized Cost Recapture."

RENT

10/1/14-9/30/15: 12/1/14-11/30/15:
\$15,496 per month
\$2.21 per SF per month

4/1/25-3/31/26:
\$15,649.82 per month
\$2.23 per SF per month

RENT ADJUSTMENTS

None

Period	Monthly Rent
Effective Date to March 31, 2026	\$ 15,649.82
April 1, 2026, to March 31, 2027	\$ 16,119.31
April 1, 2027, to March 31, 2028	\$ 16,602.89
April 1, 2028, to March 31, 2029	\$ 17,100.98
April 1, 2029, to March 31, 2030	\$ 17,614.01

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INSURANCE

LESSOR shall provide: Same

General Comprehensive Liability
Insurance \$1,000,000 Same

COUNTY shall provide:

Automobile liability and

General Comprehensive Liability
Insurance \$1,000,000

SERVICES PROVIDED BY LESSOR

Interior and exterior maintenance Same

Janitorial services on a 5-day a week
basis

Utilities exclusive of telephone

Liability Insurance

Taxes

SERVICES PROVIDED BY COUNTY

Telephone service, facsimile, data circuit
lines, or other Same

dedicated special purpose lines.

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INDEMNIFICATION

COUNTY agrees to mutually defend, indemnify and save harmless LESSOR from claims and liability arising out of COUNTY's sole negligence. LESSOR agrees to mutually defend, indemnify and save harmless COUNTY from claims and liability arising out of LESSOR's sole negligence.

Same

HOLDOVER

COUNTY has the right to holdover after the term of this Agreement on a month-to-month basis.

Same

ASSINGMENT AND SUBLETTING

None

County may assign this Lease or sublet the Premises in whole or in part without Lessor's consent. If County shall make any assignment or sublease, with Lessor's consent, for a rental in excess of the rent payable under this Lease, Lessor shall not be entitled to any of such excess which shall be held by County.

COUNTY REQUESTED ALTERATIONS

None

County may request Lessor to make tenant improvements to the Premises. All such improvements shall be made by Lessor and reimbursed in a lump sum as additional rent by County upon completion of said tenant improvements.