

Attachment B

CEO/ALS/HCA-018-004
140 S. State College Blvd.
Health Care Agency

LEASE SUMMARY

LEASE

LESSOR

BPAP EAST 140, LLC

COUNTY

County of Orange

LOCATION

140 S. State College Blvd., suite 150, Brea

PREMISES

Approximately 9,738 rentable square feet of the office building.

PARKING

COUNTY has free and exclusive use of 45 parking spaces, 10 of which will be marked "County Visitors Only", including ADA designated spaces, located on the Premises.

TERM

Ten years and ten months, commencing the first day of the first full calendar month following the Substantial Completion Date of tenant improvements by Lessor.

OPTION TO TERMINATE

The County has the option to terminate the lease any time after the eighty-fourth month, upon giving the lessor at least 365 days prior written notice. County shall pay any applicable termination fee, according to Exhibit G of the Lease.

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OPTION TO EXTEND TERM

The COUNTY and LESSOR have the option to extend the term of the Lease for two, five-year periods, at fair market value, under the same terms and conditions. Notification of said exercise of option shall be done in writing at least six months prior to Lease termination.

RENT

The monthly full service gross rental rate based on 81,059 RSF, full service gross as follows:

<u>Commencing</u>	<u>Monthly Rental</u>	<u>RSF</u>
Months 1-12	\$ 25,806	\$2.65
Months 13-24	\$ 26,580	\$2.73
Months 24-36	\$ 27,377	\$2.81
Months 37-48	\$ 28,199	\$2.90
Months 49-60	\$ 29,045	\$2.98
Months 61-72	\$ 29,916	\$3.07
Months 73-84	\$ 30,813	\$3.16
Months 85-96	\$ 31,738	\$3.26
Months 97-108	\$ 32,690	\$3.36
Months 109-120	\$ 33,671	\$3.46
Months 121-130	\$ 34,681	\$3.56

ADJUSTMENT FOR COST OF LESSOR SERVICES

None

TENANT IMPROVEMENTS

LESSOR shall complete, at LESSOR'S expense all LESSOR-provided tenant improvements for expansion premise.

PAINTING BY LESSOR

N/A

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CARPETING BY LESSOR

N/A

INSURANCE

LESSOR shall provide:

<u>Coverage</u>	<u>Limits</u>
Property and Fire	Full Value of Improvements
General Comprehensive Liability Insurance	\$1,000,000

COUNTY shall self-insure for general liability

SERVICES PROVIDED BY LESSOR

- Interior and exterior maintenance and repair
- Property/Fire Insurance and Liability Insurance
- Taxes and Assessments
- Janitorial Service – 5 days per week

SERVICES PROVIDED BY COUNTY

- General liability insurance

HOLDOVER

COUNTY has the right to holdover at the base monthly rent in effect at the expiration of the term for the first three-month period immediately following the holdover; holdover beyond three months, COUNTY shall pay an amount per month equal to 125% of the base monthly rent in effect at the expiration of the term.