



#### Exhibit 4

GA1254-240

HCA/PH/California Children Services

710 Golden Avenue

LEASE

THIS IS A LEASE, hereinafter referred to as "Lease," made OCT() Beg., 2008, by and between Placentia-Yorba Linda Unified School District, hereinafter referred to as "LESSOR," and the County of Orange, a political subdivision of the State of California, hereinafter referred to as "COUNTY," without regard to number and gender. The term "COUNTY" shall mean the Board of Supervisors of the political body that executed this agreement or its authorized representative.

#### 1. DEFINITIONS (1.2 S)

"Board of Supervisors" means the Board of Supervisors of the County of Orange, a political subdivision of the State of California.

"County Executive Officer" means the County Executive Officer, County Executive Office, County of Orange, or designee, or upon written notice to LESSOR, such other person or entity as shall be designated by the Board of Supervisors.

"Corporate Real Estate" means the OC Public Works/OC Facilities, Corporate Real Estate, County of Orange, or designee, or upon written notice to LESSOR, such other person or entity as shall be designated by the Director of OC Public Works, or designee.

"Director of Health Care Agency" means the Director, Health Care Agency, County of Orange, or designee, or upon written notice to LESSOR, such other person or entity as shall be designated by the County Executive Officer or the Board of Supervisors.

"Manager of HCA/Facilities Operations" means the Manager, Health Care Agency/Facilities Operations, County of Orange, or designee, or upon written notice to LESSOR, such other person or entity as shall be designated by the Director of Health Care Agency or designee.

"Auditor-Controller" means the Auditor-Controller, County of Orange, or designee, or upon written notice to LESSOR, such other person or entity as shall be designated by the County Executive Officer or the Board of Supervisors.

"County Counsel" means the County Counsel, County of Orange, or designee, or upon written notice to LESSOR, such other person or entity as shall be designated by the County Executive Officer or the Board of Supervisors.

2. PREMISES (1.3 S)

LESSOR leases to COUNTY that certain property hereinafter referred to as "Premises," described in "Exhibit A" and shown on "Exhibit B," which exhibits are attached hereto and by reference made a part hereof, together with non-exclusive, in common use of LESSOR's elevators, stairways, washrooms, hallways, driveways for vehicle ingress and egress, pedestrian walkways, other facilities and common areas appurtenant to COUNTY's Premises created by this Lease.

3. PARKING (1.4 S)

LESSOR, throughout the term of this Lease, shall provide three (3) parking spaces for COUNTY's free and exclusive use and an additional ten (10) parking spaces for COUNTY's free and non-exclusive use. Said parking spaces are to be located in the parking area shown on Exhibit B.

In addition to said parking spaces, LESSOR shall also provide parking for disabled persons in accordance with the Americans with Disabilities Act, Section 7102 of the California Uniform Building Code and the applicable codes and/or ordinances relating to parking for disabled persons as established by the local jurisdiction in which the Premises is located where the provisions of such local codes and/or ordinances exceed or supersede the State requirements.

4. TERMINATION OF PRIOR AGREEMENTS (1.5 S)

It is mutually agreed that this Lease shall terminate and supersede any prior agreement between the parties hereto covering all or any portion of the Premises, EXCEPT that all personal property and/or equipment (e.g., fixtures, partitions, counters, shelving) attached to and/or placed upon any portion of the Premises by COUNTY pursuant to the terms of any prior agreement between the parties hereto shall remain the personal property of COUNTY, who shall have the right to remove same.

5. TERM (2.2 S)

~~The term of this Lease shall be five (5) years, commencing the first day of the first full calendar month following the date of execution by COUNTY ("Commencement Date").~~

~~Parties agree that the Commencement Date of this Lease will be confirmed in writing by either party upon demand by the other.~~

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The term of this Lease shall commence on November 1, 2008 and terminate on October 31, 2018.

Parties agree that the Commencement Date of this Lease will be confirmed in writing by either party upon demand by the other.

#### 6. OPTION TO TERMINATE LEASE (2.4A S)

COUNTY shall have the option to terminate this Lease at any time after the second year of the Lease term upon giving LESSOR written notice at least three hundred sixty (360) days prior to said termination date.

Likewise, LESSOR shall have the option to terminate this Lease at any time after the second year of the Lease term upon giving COUNTY written notice at least three hundred sixty (360) days prior to said termination date.

In the event LESSOR exercises its option to terminate this Lease, LESSOR shall participate in the relocation of the Premises to another location suitable to COUNTY. LESSOR's responsibility to participate in the relocation of the Premises shall include, but not be limited to, paying the cost of relocating equipment and furniture, paying the cost to construct improvements and/or alterations, and locating suitable sites for relocation of the Premises.

#### 7. RENT (3.1 N)

In consideration of the services to be performed by COUNTY pursuant to the terms of this Lease, COUNTY's use of the Premises shall be rent free.

#### 8. ALTERATIONS (4.4 S)

COUNTY may make improvements and changes in the Premises, including but not limited to the installation of fixtures, partitions, counters, shelving, and equipment as deemed necessary or appropriate. It is agreed that any such fixtures, partitions, counters, shelving, or equipment attached to or placed upon the Premises by COUNTY shall be considered as personal property of COUNTY, who shall have the right to remove same. COUNTY agrees that the Premises shall be left in as good condition as when received, reasonable wear and tear excepted.

Prior to commencing any alterations, the COUNTY must obtain the written consent of LESSOR which shall not be unreasonably withheld by LESSOR. All alterations, with the exception of those items required by the Statewide Inter-Agency Agreement (AB 3632) to be performed by the School District, shall be performed at COUNTY's sole cost and expense by licensed and bondable contractors in a good and workman like manner. All alterations must comply with the Field Act, the California Environmental Quality Act, and any other applicable law, code, rule and regulation relating to Construction of the

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alterations. COUNTY shall obtain performance and payment bonds for 100% value of the Alterations and provide LESSOR with all "as built" drawings.

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**9. REPAIR, MAINTENSCE, AND JANITORIAL SERVICES (5.1 S)**

LESSOR shall provide at its own cost and expense all repair, maintenance, (including fire extinguishers), and janitorial supplies and services to Premises, including but not limited to the repair, maintenance, and replacement as necessary, of the Heating, Ventilation, Air Conditioning ("HVAC") system.

During all operating hours the HVAC system serving the Premises shall be capable of maintaining the Premises at 78° Dry Bulb at a maximum range of 40% to 60% Relative humidity during the summer when the outdoor temperature is 95° Dry Bulb, and at 68° Dry Bulb in the winter when the outside temperature is 35° Dry Bulb.

In order for the COUNTY to comply with the California Code of Regulations, Title 8, Section 5142, and as it may be subsequently amended, LESSOR shall inspect the HVAC system at least once every quarter or on a schedule agreed to in writing by LESSOR and COUNTY, and provide repair and maintenance accordingly. LESSOR's inspections and maintenance of the HVAC system shall be documented in writing. The LESSOR shall at a minimum maintain a record of: (a) the name of the individual(s) inspecting and/or maintaining the system, (b) the date of the inspection and/or maintenance, and (c) the specific findings and actions taken. The LESSOR shall ensure that such records are retained for at least five (5) years. The LESSOR shall make all HVAC records required by this section available to COUNTY for examination and copying, within forty-eight (48) hours of a written request. LESSOR acknowledges that COUNTY may be subject to fines and/or penalties for failure to provide said records to regulatory agencies within the given timeframes. Should COUNTY incur fines and/or penalties as a direct result of LESSOR's failure to provide said records to COUNTY, LESSOR shall reimburse COUNTY for said fines and/or penalties within thirty (30) days upon written notice.

Janitorial supplies and services shall be provided on a five-day-per-week basis in accordance with Exhibit C (JANITORIAL SPECIFICATIONS) attached hereto and made a part hereof. If LESSOR fails to provide satisfactory repair, maintenance, and janitorial services to the Premises, the Manager, HCA/Facilities Operations, may notify LESSOR in writing; and if LESSOR does not instigate measures to provide satisfactory service and/or to remedy the unsatisfactory conditions within four (4) days after COUNTY has placed such notice in the mail to LESSOR directed to the address shown for LESSOR in the clause entitled (NOTICES) below, or has personally delivered such notice to LESSOR, COUNTY may provide the repair, maintenance, and/or janitorial service necessary to remedy the unsatisfactory condition and assure satisfactory service or have others do so. Should COUNTY incur cost to remedy

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unsatisfactory conditions and insure satisfactory service, LESSOR shall reimburse COUNTY for said costs within thirty (30) days upon written notice.

If LESSOR fails to provide satisfactory janitorial supplies to Premises, the Manager, HCA/Facilities

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Operations, may notify LESSOR either verbally or in writing; and if LESSOR does not provide janitorial supplies within twenty-four (24) hours after LESSOR has received such written notice from COUNTY, COUNTY may provide the janitorial supplies necessary or have others do so. Should COUNTY incur cost to remedy an unsatisfactory janitorial supplies situation, LESSOR shall reimburse COUNTY for said costs within thirty (30) days upon written notice.

If LESSOR or its representative cannot be contacted by COUNTY for emergency repairs and/or services the same day any emergency repairs and/or services are necessary to remedy the emergency condition, or if LESSOR following such contact by COUNTY is unable or refuses to make the necessary repairs within reason or provide the necessary services, COUNTY may at its option have the necessary repairs made and/or provide services to remedy the emergency condition. Should COUNTY incur cost to remedy emergency repairs and/or service, LESSOR shall reimburse COUNTY for said costs within thirty (30) days upon written notice.

Should COUNTY be forced to shut down its operations within the Premises due to LESSOR's failure to provide services required by this clause, LESSOR shall be responsible for the cost, to the COUNTY, of such a shutdown.

LESSOR shall provide COUNTY with a complete copy of the janitorial contract covering the Premises, including the janitorial schedule and any other exhibits.

#### 10. UTILITIES (5.2 N)

LESSOR shall be responsible for and pay, prior to the delinquency date, all charges for utilities supplied to the Premises except telephone service, facsimile lines, data circuit lines, modem lines, or other dedicated special purpose lines which shall be the obligation of COUNTY. Should LESSOR fail to provide utility service to the Premises (and such failure is within LESSOR's control) COUNTY may provide such service. Should COUNTY incur costs to provide utilities services, LESSOR shall reimburse COUNTY for said costs within thirty (30) days upon written notice.

1  
2 **Property/Fire Insurance:** LESSOR shall obtain and keep in force during the term of this Lease a  
3 policy or policies of property and fire insurance with extended coverage, covering the loss or damage to  
4 the Premises to the full insurable value of the improvements located on the Premises, (including the full  
5 value of all improvements, and fixtures owned by LESSOR), at least in the amount of the full  
6 replacement cost thereof, and in no event less than the total amount required by any lender holding a  
7 security interest, against all perils included within the classification of fire, extended coverage,  
8

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12 vandalism, malicious mischief, special extended perils ("all risk" as such term is used in the insurance  
13 industry).

14  
15 Included in the policy or policies of property and fire insurance shall be a standard waiver of the right of  
16 subrogation against COUNTY by the insurance company issuing said policy or policies. LESSOR shall  
17 provide COUNTY with evidence of compliance with these requirements.  
18

19 LESSOR's insurance (a) shall be in a form satisfactory to COUNTY and carried with a company (or  
20 companies) acceptable to COUNTY and licensed to do business in the state of California, (b) shall  
21 provide that such policies shall not be subject to material alteration or cancellation without at least  
22 thirty (30) days prior written notice to COUNTY, and (c) shall be primary, and any insurance carried by  
23 COUNTY shall be excess and non-contributing. LESSOR's policy or policies, or duly executed  
24 certificates for them, shall be deposited with COUNTY prior to the Commencement Date of this Lease,  
25 and prior to renewal of such policies. If LESSOR fails to procure and maintain the insurance required to  
26 be procured by LESSOR under this Lease, COUNTY may, but shall not be required to, order such  
27 insurance. Should COUNTY incur any cost for such item, LESSOR shall reimburse COUNTY for such  
28 cost within thirty (30) days upon written notice.  
29

30 **Liability Insurance:** LESSOR shall obtain and keep in force during the term of this Lease a policy or  
31 policies of comprehensive liability insurance covering all injuries occurring within the building and the  
32 Premises. The policy or policies evidencing such insurance shall name COUNTY as an additional  
33 insured, shall provide that same may not be cancelled or amended without thirty (30) days prior written  
34 notice to COUNTY, and shall provide for a combined coverage of bodily injury and property damage in  
35 the amount of not less than One Million Dollars (\$1,000,000). Such policy or policies shall be issued by  
36 an insurance company licensed to do business in the State of California and in a form acceptable to  
37 COUNTY. Prior to the Commencement Date of this Lease and upon renewal of such policies, LESSOR  
shall submit to COUNTY suitable evidence that the foregoing policy or policies are in effect.

COUNTY shall defend, indemnify and save harmless LESSOR, its officers, agents, and employees, from and against any and all claims, demands, losses, or liabilities of any kind or nature which LESSOR, its officers, agents, and employees may sustain or incur or which may be imposed upon them for injury to or death of persons, or damage to property as a result of, or arising out of, the negligence of COUNTY, its officers, agents, employees, subtenants, invitees, or licensees, in connection with the occupancy and use of the Premises by COUNTY.

Likewise LESSOR shall defend, indemnify and save harmless COUNTY, its officers, agents, and employees from and against any and all claims, demands, losses, or liabilities of any kind or nature which

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COUNTY, its officers, agents, and employees may sustain or incur or which may be imposed upon them for injury to or death of persons, or damage to property as a result of, or arising out of, the negligence of LESSOR, its officers, agents, employees, invitees, or licensees, in connection with the ownership, maintenance, or use of the Premises.

#### 13. TAXES AND ASSESSMENTS (5.6 N)

All taxes and assessments which become due and payable upon the Premises shall be the full responsibility of LESSOR, and LESSOR shall cause said taxes and assessments to be paid prior to the due date. Should LESSOR fail to pay taxes and assessments due upon the Premises, COUNTY may pay such amount due and COUNTY shall be reimbursed by LESSOR within thirty (30) days upon written notice.

#### 14. BUILDING AND SAFETY REQUIREMENTS (5.7 S)

During the full term of this Lease, LESSOR, at LESSOR's sole cost, agrees to maintain the Premises in compliance with all applicable laws, rules, regulations, building codes, statutes, and orders as they are applicable on the date of this Lease, and as they may be subsequently amended.

Included in this provision is compliance with the Americans with Disabilities Act (ADA) and all other federal, state, and local codes, statutes, and orders relating to disabled access as they are applicable on the dates of this Lease, and as they may be subsequently amended.

LESSOR further agrees to maintain the Premises as a "safe place of employment," as defined in the California Occupational Safety and Health Act (California Labor Code, Division 5, Part 1, Chapter 3, beginning with Section 6400) and the Federal Occupational Safety and Health Act, where the provisions of such Act exceed, or supersede, the California Act, as the provisions of such Act are applicable on the date of this Lease, and as they may be subsequently amended.

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In the event LESSOR neglects, fails, or refuses to maintain said Premises as aforesaid, COUNTY may, notwithstanding any other termination provisions contained herein:

A. Terminate this Lease; or

B. At COUNTY's sole option, cure any such default by performance of any act, including payment of money, and the LESSOR shall reimburse COUNTY for said cost to cure within thirty (30) days upon written notice.

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#### 15. TOXIC MATERIALS (5.9 S)

COUNTY hereby warrants and represents that COUNTY will comply with all laws and regulations relating to the storage, use and disposal of hydrocarbon substances and hazardous, toxic or radioactive matter, including, but not limited to, those materials identified in Title 26 of the California Code of Regulations (collectively "Toxic Materials"). COUNTY shall be responsible for and shall defend, indemnify and hold LESSOR, its officers, directors, employees, agents, and representatives, harmless from and against all claims, costs and liabilities, including attorneys' fees and costs arising out of or in connection with the storage, use, and disposal of Toxic Materials on the Premises by COUNTY. If the storage, use, and disposal of Toxic Materials on the Premises by COUNTY results in contamination or deterioration of water or soil resulting in a level of contamination greater than maximum allowable levels established by any governmental agency having jurisdiction over such contamination, COUNTY shall promptly take any and all action necessary to clean up such contamination.

Likewise, LESSOR hereby warrants and represents that LESSOR has in the past and will hereafter comply with all laws and regulations relating to the storage, use and disposal of hydrocarbon substances and hazardous, toxic or radioactive matter, including, but not limited to, those materials identified in Title 26 of the California Code of Regulations (collectively "Toxic Materials"). LESSOR shall be responsible for and shall defend, indemnify and hold COUNTY, its officers, directors, employees, agents, and representatives, harmless from and against all claims, costs and liabilities, including attorneys' fees and costs arising out of or in connection with the previous, current and future storage, use and disposal of Toxic Materials on the Premises (or building if the Premises comprises only a portion of said building) by LESSOR. If the previous, current and future storage, use, and disposal of Toxic Materials on the Premises by LESSOR results in contamination or deterioration of water or soil resulting in a level of contamination greater than maximum allowable levels established by any governmental agency having jurisdiction over such contamination, LESSOR shall promptly take any and all action necessary to clean up such contamination.



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#### 16. SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE (6.4 S)

This Lease and all rights of the COUNTY hereunder are subject and subordinate to any mortgage or deed of trust which does now or may hereafter cover the Premises or any interest of LESSOR therein, and to any and all advances made on the security thereof, and to any and all increases, renewals, modifications, consolidations, replacements and extensions of any such mortgage or deed of trust; except, insofar as COUNTY is meeting its obligations under this Lease, any foreclosure of any mortgage or deed of trust shall not result in the termination of this Lease or the displacement of COUNTY.

In the event of transfer of title to the Premises, including any proceedings brought for foreclosure or in the event of the exercise of the power of sale under any mortgage or deed of trust or by any other transfer

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of title covering the Premises, COUNTY shall attorn to and recognize any subsequent title holder as the LESSOR under all terms, covenants and conditions of this Lease. COUNTY's possession of the Premises shall not be disturbed by the LESSOR or its successors in interest, and this Lease shall remain in full force and effect. Said attornment shall be effective and self-operative immediately upon succession of the current title holder, or its successors in interest, to the interest of LESSOR under this Lease.

Notwithstanding the above, this Lease is contingent upon LESSOR's obtaining a *Subordination, Attornment and Non-Disturbance Agreement* from LESSOR's lender, within thirty (30) days of LESSOR's execution of this Lease. LESSOR shall require all future lenders on the Premises upon initiation of their interest in the Premises, to enter into a *Subordination, Attornment and Non-Disturbance Agreement* with COUNTY thereby insuring COUNTY of its leasehold interests in the Premises. Said *Subordination, Attornment and Non-Disturbance Agreement* shall be in the form of COUNTY's standard form *Subordination, Attornment and Non-Disturbance Agreement* shown on "Exhibit D," attached hereto and by reference made a part hereof, or in a form approved by Corporate Real Estate and County Counsel.

Foreclosure shall not extinguish this Lease, and any lender or any third party purchasing the Premises at foreclosure sale shall do so subject to this Lease and shall thereafter perform all obligations and be responsible for all liabilities of the LESSOR under the terms of this Lease.

Upon default by LESSOR of any note or deed of trust, COUNTY may, at its option, make all lease payments directly to Lender, and same shall be applied to the payment of any and all delinquent or future installments due under such note or deed of trust.

17. ESTOPPEL CERTIFICATE (6.5 S) **Exhibit 4**

COUNTY agrees that the County Executive Officer shall furnish from time to time upon receipt of a written request from LESSOR or the holder of any deed of trust or mortgage covering the Premises or any interest of LESSOR therein, COUNTY's standard form *Estoppel Certificate* containing information as to the current status of the Lease shown on "Exhibit E" attached hereto and by reference made a part hereof, or in a form approved by Corporate Real Estate and County Counsel.

18. DEFAULTS AND REMEDIES (6.8 S)

The occurrence of any of the following shall constitute an event of default:

- A. Failure to pay any installment of any monetary amount due and payable hereunder; or
- B. Failure to perform any obligation, agreement or covenant under this Lease.

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In the event of any non-monetary breach of this Lease by COUNTY, LESSOR shall notify COUNTY in writing of such breach, and COUNTY shall have fifteen (15) days in which to initiate action to cure said breach.

In the event of any non-monetary breach of this Lease by LESSOR, COUNTY shall notify LESSOR in writing of such breach and LESSOR shall have fifteen (15) days in which to initiate action to cure said breach.

In the event of any monetary breach of this Lease by COUNTY, LESSOR shall notify COUNTY in writing of such breach, and COUNTY shall have fifteen (15) days in which to cure said breach, unless specified otherwise within this Lease.

In the event of any monetary breach of this Lease by LESSOR, COUNTY shall notify LESSOR in writing of such breach, and LESSOR shall have fifteen (15) days in which to cure said breach, unless specified otherwise within this Lease.

19. LABOR CODE COMPLIANCE (6.10 S)

As required by applicable law, LESSOR acknowledges and agrees that all improvements or modifications required to be performed as a condition precedent to the commencement of the term of this Lease or any such future improvements or 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

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1, Part 7, Division 2 of the Labor Code of the State of California (Sections 1770, et seq.). These provisions are applicable to improvements or modifications costing more than \$1,000.

Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the Orange 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 the locality applicable to this Lease for each craft, classification, or type of workman needed to execute the aforesaid improvements or modifications from the Director of the State Department of Industrial Relations. Copies of said prevailing wage rates may be obtained from the State of California, Department of Industrial Relations, or the County's Manager, HCA/Facilities Operations.

As required by applicable law, LESSOR hereby agrees to pay or cause its contractors and/or subcontractors to pay said prevailing wage rates at all times for all improvements or modifications to be completed for COUNTY within the premises, and LESSOR herein agrees that LESSOR shall post, or cause to be posted, a copy of the most

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current, applicable prevailing wage rates at the site where the improvements or modifications are performed.

As required by applicable law, LESSOR shall maintain certified payroll records for all workers that will be assigned to the improvements or modifications and shall produce such records upon request by COUNTY or other state agency. Said payroll records shall contain, but not be limited to, the complete name, address, telephone number, social security number, job classification, and prevailing wage rate for each worker.

If LESSOR neglects, fails, or refuses to provide said payroll records to COUNTY, upon request, and LESSOR was otherwise required to maintain such records by applicable law, such occurrence shall constitute an event of default of this lease and COUNTY may, notwithstanding any other termination provisions contained herein:

- A. Terminate this Lease; or
- B. At COUNTY's option, COUNTY may estimate, in its sole discretion, the amount of such prevailing wage rates not paid by LESSOR. LESSOR shall then reimburse COUNTY for said estimated amount within thirty (30) days upon written notice.

Except as expressly set forth in this Lease, nothing herein is intended to grant authority for LESSOR to perform improvements or modifications on space currently leased by COUNTY or for which COUNTY has entered into a lease or lease amendment.

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**20. RIGHT TO WORK AND MINIMUM WAGE LAWS (6.13 S)**

In accordance with the United States Immigration Reform and Control Act of 1986, LESSOR shall require its employees that directly or indirectly service the Premises or terms and conditions of this Lease, in any manner whatsoever, to verify their identity and eligibility for employment in the United States. LESSOR shall also require and verify that its contractors or any other persons servicing the Premises or terms and conditions of this Lease, in any manner whatsoever, verify the identity of their employees and their eligibility for employment in the United States.

Pursuant to the United States of America Fair Labor Standard Act of 1938, as amended, and State of California Labor Code, Section 1178.5, LESSOR shall pay no less than the greater of the Federal or California minimum wage to all its employees that directly or indirectly service the Premises, in any manner whatsoever. LESSOR shall require and verify that all its contractors or other persons servicing the Premises on behalf of the LESSOR also pay their employees no less than the greater of the Federal or California minimum wage.

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LESSOR shall comply and verify that its contractors comply with all other Federal and State of California laws for minimum wage, overtime pay, record keeping, and child labor standards pursuant to the servicing of the Premises or terms and conditions of this Lease.

Notwithstanding the minimum wage requirements provided for in this clause, LESSOR, where applicable, shall comply with the prevailing wage and related requirements, as provided for in the Clause (LABOR CODE COMPLIANCE) of this Lease.

**21. NOTICES (8.1 S)**

All written notices pursuant to this Lease shall be addressed as set forth below or as either party may hereafter designate by written notice and shall be deemed delivered upon personal delivery, delivery by facsimile machine, or seventy-two (72) hours after deposit in the United States Mail.

TO: LESSOR  
Placentia-Yorba Linda Unified School District  
1301 E. Orangethorpe Avenue  
Placentia, CA 92870  
Attention: Assistant Superintendent  
Business/Administration

TO: COUNTY  
County of Orange  
Health Care Agency  
Facilities Operations  
405 W. Fifth Street, Suite 610  
Santa Ana, CA 92701  
Attn: Manager

With a copy to:

Atkinson, Andelson, Loya, Ruud & Romo

17871 Park Plaza Drive, Suite 200  
Cerritos, CA 90703  
Attn: Andreas C. Chialtas

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22. ATTACHMENTS (8.2 S)

This Lease includes the following, which are attached hereto and made a part hereof:

I. GENERAL CONDITIONS

II. EXHIBITS

- A. Lease Description - Premises
- B. Plot Plan - Premises
- C. Janitorial Specifications
- D. Subordination, Attornment, and Non-Disturbance Agreement
- E. Estoppel Certificate

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IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

APPROVED AS TO FORM:

Placentia-Yorba Linda Unified School District

OFFICE OF COUNTY COUNSEL  
ORANGE COUNTY, CALIFORNIA

By: Robert A. Klempen

Print Name: Robert A. Klempen

By: Thomas A. Miller  
Senior Deputy

Title: Assistant Superintendent

Date S-

By: \_\_\_\_\_

RECOMMENDED FOR APPROVAL>--

0CPW/Corporate Real Estate

Print Name:

By: Ronald Inouye  
Corporate Real Estate

Title:

By: Timothy Moe  
HC A Leasing Manager

SIGNED AND CERTIFIED THAT A COPY OF  
THIS DOCUMENT HAS BEEN DELIVERED  
TO THE CHAIR OF THE BOARD PER CGC §

COUNTY

Attest:

Darlene J. Bloom



John H. Moe

25103, RESO. 79-1535

Chair of the Board of Supervisors

DARLENE J. BLOOM

Orange County, California

Clerk of the Board of Supervisors  
of Orange County, California

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