

Attachment C

LEASE SUMMARY

LESSOR

Laguna United Methodist Church

COUNTY

County of Orange

LOCATION

21632 Wesley Drive, Laguna Beach, California 92651

PREMISES

3,800 rentable square feet of space

PARKING

13 parking spaces, non-exclusive at no additional cost

USE

County shall use the Premises for general administrative and office purposes or any other lawful purpose.

TERM

5 year term, commencing on December 1, 2020.

OPTION TO TERMINATE

County shall have the option to terminate this Lease at any time during the Term upon giving Lessor written notice at least ninety (90) days prior to said termination date.

OPTION TO EXTEND

County shall have the option to extend the term (the "Option") of this Lease for one (1) five (5) year period ("Extension Term"). To exercise the Option, County shall prepare and deliver a written notice to Lessor exercising its Option no sooner than twelve (12) months and no later than nine (9) months prior to November 30, 2025.

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RENT

Period	Rent	Per Square Foot
Month 1-12	\$ 5,400.00	\$ 1.42
Month 13-24	\$ 5,508.00	\$ 1.45
Month 25-36	\$ 5,618.16	\$ 1.48
Month 37-48	\$ 5,730.52	\$ 1.51
Month 49-60	\$ 5,845.13	\$ 1.54

Extension Term:

Period	Rent	Per Square Foot
Month 61-72	\$ 5,962.04	\$ 1.57
Month 73-84	\$ 6,081.28	\$ 1.60
Month 85-96	\$ 6,202.90	\$ 1.63
Month 97-108	\$ 6,326.96	\$ 1.66
Month 109-120	\$ 6,453.50	\$ 1.70

INSURANCE

LESSOR shall provide:

- Property and Fire: Full Value of Improvements
- General Comprehensive Liability Insurance:
- \$1,000,000 per occurrence with a \$2,000,000 aggregate.

SERVICES PROVIDED BY LESSOR

- Interior and exterior maintenance repairs
- Operating Expenses
- Property/ Fire Insurance and Liability Insurance
- Taxes and Assessment
- Janitorial Services – 5 days per week

HOLDOVER

In the event County shall continue in possession of the Premises after the Term of this Lease, such possession shall not be considered a renewal of this Lease but a tenancy from month to month and shall be governed by the conditions and covenants contained in this Lease.