

SUMMARY OF LEASE

LESSOR

John Hancock Life Insurance Company (U.S.A.)

COUNTY

District Attorney

LOCATION

5000 Birch, Suite 4900, Newport Beach

PREMISES

1,683 rentable square feet of office space on fourth floor of a ten-story office building.

PARKING

Ten (10) non-exclusive parking spaces are included in the rental rate.

TERM

The term of the First Amendment to Lease is one hundred-thirty (130) months, effective November 1, 2023.

RENT

<u>Period</u>	<u>Monthly Rent</u>	<u>Per Square Foot</u>
11/1/23 – 08/31/24	\$0.00	\$0.00
09/1/24 – 10/31/24	\$4,712.40	\$2.80
11/1/24 – 10/31/25	\$4,847.04	\$2.88
11/1/25 – 10/31/26	\$4,998.51	\$2.97
11/1/26 – 10/31/27	\$5,133.15	\$3.05
11/1/27 – 10/31/28	\$5,301.45	\$3.15
11/1/28 – 10/31/29	\$5,469.75	\$3.25
11/1/29 – 10/31/30	\$5,638.05	\$3.35
11/1/30 – 10/31/31	\$5,806.35	\$3.45
11/1/31 – 10/31/32	\$5,974.65	\$3.55
11/1/32 – 10/31/33	\$6,142.95	\$3.65
11/1/33 – 08/31/24	\$6,328.08	\$3.76

TENANT IMPROVEMENTS

LESSOR, at LESSOR's sole cost and expense has agreed to construct approximately \$9,230 in tenant improvements (\$6 p.s.f.). The COUNTY shall reimburse the LESSOR

Attachment B - Summary of Lease

for a portion of the tenant improvements in one lump sum in the amount of \$8,875 upon completion and acceptance of the tenant improvements.

LESSOR-PROVIDED INSURANCE

LESSOR shall maintain property/fire insurance for the full value of the improvements located on the Premises: policy shall include a waiver of subrogation against County. Lessor to maintain a liability policy covering an injury within the Premises and Lessor's building.

COUNTY PROVIDED INSURANCE

COUNTY shall maintain commercial liability insurance which can be met by self-insurance.

SERVICES PROVIDED BY LESSOR

- Interior and exterior maintenance
- Janitorial services on a 5-day per week basis
- Utilities including electric, water and gas
- Trash & Water Services
- Taxes
- Fire and liability insurance
- Building Landscape
- Management Services

SERVICES PROVIDED BY COUNTY

None.

COMMISSION

2,980 to County upon receipt by LESSOR of a copy of the signed lease.

HOLDOVER

County has the right to holdover after the term of this Lease on a month-to-month basis.