



Revision to ASR and/or Exhibits/Attachments

Date: November 3, 2011

To: Darlene J. Bloom, Clerk of the Board of Supervisors

From: Lisa Bohan-Johnston 

ASR Control #(s): 11-001574 **Agenda Item(s) #** 6 for the November 8, 2011 Board Meeting

Subject: Revision to Background Information

Explanation:

The District Attorney requests 1) a modification to the Background Information to reflect the correct Proposed Monthly Rental Rates listed for the lease renewals and 2) replace the Lease Summary for the 3rd and 5th floor lease to reflect the correct ending date.

Revised Recommended Action(s)

Make modifications to the:

Subject

Background Information

Summary

	Current Mo. Rental Rate	Proposed Mo. Rental Rate	Percent Reduction	Two-Year Term Commencement
Second Floor Lease	\$6,331	\$4,437	30%	October 1, 2011
Third and Fifth Floor Lease	\$10,262	\$8,874	14%	December 1, 2011
Sixth Floor Lease	\$6,078	\$4,437	27%	September 1, 2011

Revised Exhibits/Attachments (attached)

Additional Information and/or Correspondence (attached)

CC: County Executive Office

LEASE SUMMARY

LESSOR

Santa Ana Arts IV, Inc.

COUNTY

County of Orange

LOCATION

811 N. Broadway, Santa Ana

PREMISES

10,200 rentable square feet of space on the third and fifth floors of a six-story building.

PARKING

COUNTY is provided two (2) parking spaces for free and non-exclusive use.

TERM

Two years, commencing December 1, 2011 and expiring on November 30, 2013.

OPTION TO TERMINATE

The County can terminate the lease anytime after the sixth month upon 60 days notice.

RENT

\$8,874 per month full service gross
\$0.87 per rentable square foot per month

Rent Adjustment

The monthly rent will increase to \$9,078 per square foot (\$0.89) commencing December 1, 2012.

INSURANCE

LESSOR shall provide:

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

SERVICES PROVIDED BY LESSOR

- Interior and exterior maintenance
- Janitorial services
- Utilities exclusive of telephone
- Fire and liability insurance
- Taxes

SERVICES PROVIDED BY COUNTY

None

HOLDOVER

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