

Project: Family Mediation Office Lease at
201 So. Miller, #208, Santa Maria
Folio: 002617
APN: 125-360-012 & 013 (portion of)
Agent: CS

SEVENTH AMENDMENT TO THE LEASE AGREEMENT

THIS SEVENTH AMENDMENT TO THE LEASE AGREEMENT (hereinafter "Agreement") is made by and between:

COUNTY OF SANTA BARBARA, a political subdivision of the State of California, hereinafter referred to as "COUNTY,"

and

BURT E. FUGATE, TRUSTEE OF THE BURT E. FUGATE TRUST AND THE ANNE LE FEVER TRUST as successors in interest to SANTA MARIA OFFICE INVESTMENTS NO. TWO, a joint venture, hereinafter referred to as 'LESSOR,'

with reference to the following:

WHEREAS, COUNTY and LESSOR entered into a Lease Agreement (hereinafter "Agreement") on April 17, 1990, and subsequently amended said Agreement on May 10, 1994, May 9, 1995, June 18, 1996, July 1, 1997, September 11, 2001 and August 1, 2006, for the leasing of office space at 201 South Miller Street, Suite 208, Santa Maria, California, for use by the Superior Court Family Custody – Mediation Services staff; and

WHEREAS, the Agreement is scheduled to expire on July 31, 2009 and there are no remaining renewal options; and

WHEREAS, the parties desire to amend said Agreement by 1) amending Section 2, LEASE TERM, to reflect a term of one (1) year commencing August 1, 2009, and 2) amending Section 3, EXTENSION AND RENEWAL OF LEASE, to reflect two (2) renewal/extension options of one year each.

NOW THEREFORE, in consideration of the premises, and the promises, covenants, and conditions herein contained, LESSOR and COUNTY agree as follows:

1. Section 2. LEASE TERM is repealed and replaced with the following:

“2. LEASE TERM: The extended term of this Lease shall be for a period of one (1) year commencing August 1, 2009, and expiring on July 31, 2010, unless earlier terminated or extended as provided herein.”

2. Section 3, EXTENSION AND RENEWAL OF LEASE is repealed and replaced with the following:

“3. EXTENSION AND RENEWAL OF LEASE: Provided COUNTY is in compliance with all terms and conditions of this Agreement, COUNTY is hereby granted two (2) options to renew this Agreement from and after the expiration of the then-current term, which options shall be for a period of one (1) year each. COUNTY, through the Director of the General Services Department (or designee), may exercise said options to renew by providing written notice to LESSOR at least sixty (60) days (by May 31) prior to the expiration of the then-current term, provided that such renewal involves no additional changes except to rent, as noted below.

Extension Periods:

Extension One, 1 year	August 1, 20010 through July 31, 2011
Extension Two, 1 year	August 1, 20011 through July 31, 2012

In the event COUNTY exercises said option(s), the rental rate during the extended term(s) shall be adjusted per CPI and calculation provided in Section 4, RENTS, Subsection b. as amended on July 1, 1997.”

3. It is expressly understood that in all other respects, the terms and conditions of the original lease agreement signed by the Santa Barbara County Board of Supervisors on July 17, 1990, and subsequent amends on May 10, 1994, April 9, 1995, June 18, 1996, July 1, 1997, September 11, 2001, and August 1, 2006, shall remain in full force and effect.

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Original

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IN WITNESS WHEREOF, LESSOR and COUNTY have executed this Seventh Amendment to the Lease Agreement to be effective as of the date executed by COUNTY.

"COUNTY"
COUNTY OF SANTA BARBARA

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____
Chair, Board of Supervisors

Date: _____

By _____
Deputy Clerk

"LESSOR"
BURT FUGATE TRUST, 60% INTEREST
ANNE LE FEVER TRUST, 40% INTEREST

By: Mark Fugate
Burt E. Fugate, Trustee for Burt Fugate Trust
and Successor Trustee for Anne LeFever Trust

APPROVED AS TO FORM:
DENNIS MARSHALL
COUNTY COUNSEL

By [Signature]
Kevin E. Ready, SR.
Deputy County Counsel

APPROVED AS TO FORM:
ROBERT W. GEIS, C.P.A.
AUDITOR-CONTROLLER

By [Signature]
Deputy

APPROVED:
[Signature]
Ron Carlentine, SR/WA
Real Property Manager

APPROVED:
[Signature]
Ray Aromatorio, A.R.M., A.I.C.
Risk Program Administrator

Department #: 025
Fund: 0069
Acct: 7580
Program: 0601