

Project: DSS Benefit Call Center at 1318 South Broadway
APN:128-066-005

File No.:003539
Agent: AH

COUNTY OF SANTA BARBARA
SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT is made by and between

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

and

SANTA MARIA BROADWAY PLAZA II, LLC, a California limited liability company, hereinafter referred to as "LESSOR,"

with reference to the following:

WHEREAS, LESSOR is the owner of the property and improvements commonly known as 1318 South Broadway, Santa Maria, CA (hereinafter "Property"), also known as a portion of Santa Barbara County Assessor Parcel Number 128-066-005, and

WHEREAS, COUNTY and LESSOR entered into a Lease Agreement, dated March 25, 2008, for the purpose of leasing to COUNTY 30,000 square feet of commercial office space, to be used by the COUNTY's Department of Social Services as Benefit Call Center for an initial period of five (5) years plus two (2) extension options of five (5) years each; and

WHEREAS, COUNTY and LESSOR executed a First Amendment granting an additional term of five (5) years commencing August 1, 2023 and terminating on July 31, 2028 with two (2) additional 5-year options to extend; and amended the terms of the Shared Maintenance and Repair responsibilities to include a newly purchased generator by COUNTY, maintained by General Services Facilities Division and Vehicle Operations Division; and

WHEREAS, the parties decide to amend the terms of the Agreement to increase the base rent, freeze any annual rental adjustments for the initial five (5) year rental term and extend the term with an additional two five-year options, both which include annual adjustments; and

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NOW THEREFORE, in consideration of the provisions, covenants and conditions contained herein, the LESSOR and COUNTY agree to amend the original Agreement as follows:

- 1. Section 4, TERM: is hereby further amended by addition of the following:

"The term of this Agreement shall be extended for a period of five (5) years commencing March 1, 2026, and terminating on February 28, 2031, subject to other provisions for termination and extension as herein contained."

- 2. Section 5, EXTENSION AND RENEWAL: is hereby deleted in its entirety and replaced with the following:

"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 original term, as follows:

Option #1, 5-year period	March 1, 2031- February 29, 2036
Option # 2, 5-year period	March 1, 2036- February 28, 2041

- 3. Section 6, RENT is amended by replacing the second paragraph with the following:

“The monthly rent for the first five years of the Agreement is SIXTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$67,500), based on TWO DOLLARS AND TWENTY-FIVE CENTS (\$2.25) per square foot, per month. The monthly rent shall be subject to no rental increases for the first five (5) years. For option period ONE (1) and TWO (2), the rental increases shall be subject to three (3%) percent annual increases.

- 4. It is expressly understood that in all other respects, the terms and conditions of the original Agreement, dated March 25, 2008, and the First Amendment, dated July 12, 2022, shall remain in full force and effect.

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(COUNTY AND LESSOR SIGNATURES ON FOLLOWING PAGES)

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IN WITNESS WHEREOF, DISTRICT AND COUNTY have executed this Agreement to be effective upon execution by COUNTY.

ATTEST
MONA MIYATSO
CLERK OF THE BOARD

By: _____

“COUNTY”

COUNTY SANTA BARBARA, a political
subdivision of the State of California

By: _____
Bob Nelson
Chair, Board of Supervisors

Date: _____

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: _____
Signed by:
Tyler Sprague
0AC56B8DE45F483...
Tyler Sprague
Deputy County Counsel

APPROVED AS TO FORM:
CEO/RISK MANAGEMENT

By: _____
Signed by:
Marisa Kahn
2F9F83890C41A...
Marisa Kahn
Risk Manager

APPROVED”

By: _____
Signed by:
Daniel Neilson
11A5E47EB26A45A...
Daniel Neilson
Director, Social Services

APPROVED AS TO ACCOUNTING FORM:
BETSY M. SCHAFFER, CPA
AUDITOR-CONTROLLER

By: _____
Signed by:
C. Edwin Price, Jr.
A99ED6B71D04FB...
C. Edwin Price, Jr.
Deputy Auditor-Controller

“LESSOR”

Santa Maria Associates

By: _____
Signed by:
Clint Pearce
20F2085A08B940D...
Clint Pearce
Manager

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