

Project: Social Services, One-Stop Third  
Amendment  
A.P.N: 128-066-005 (Portion)  
Folio: 003127  
Agent: AC

**THIRD AMENDMENT TO THE LEASE AGREEMENT**

**THIS THIRD AMENDMENT TO THE LEASE AGREEMENT** (hereinafter, "Amendment")  
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 ASSOCIATES., a California  
Corporation, hereinafter referred to as "LESSOR,"

with reference to the following:

**WHEREAS**, COUNTY and LESSOR entered into a Lease Agreement, (hereinafter "Lease"), on September 8, 1998, for COUNTY'S use of a portion of the office building known as 1328 and 1456 South Broadway, Santa Maria, CA, for an initial term of ten (10) years, with two subsequent options to extend the term by five (5) years each; and

**WHEREAS**, the parties executed a First Amendment to the Lease on March 7, 2000, amending the address of the Leased Premises from 1328 and 1456 South Broadway, to 1410 and 1444 South Broadway, Santa Maria, CA; increasing office space from 34,437 square feet to 43,068 square feet; and adjusting base Rent/N.N.N. to \$41,775.96 per month based on the new square footage; and

**WHEREAS**, the parties executed a Second Amendment to the Lease on July 10, 2001, stipulating the "Occupancy Date" of March 10, 2000, for the purposes of calculating the cost of living adjustments and for all other purposes incidental to the lease; amending Section 5 Rent/N.N.N. to revise the rent and operating costs from triple net to a gross lease, inclusive of rent and operating costs, at a rent of \$1.22 square foot, commencing January 1, 2001; and

**WHEREAS**, the Initial Term of the lease of approximately ten years, extended for two additional five year terms, is set to expire on October 31, 2018, and the parties desire to renew and extend the term for an additional five (5) years, from November 1, 2018, to October 31, 2023, and include two (2) additional renewal options of five (5) years each.

**NOW, THEREFORE**, in consideration of the Premises and the provisions, covenants, and conditions set forth herein, COUNTY and LESSOR hereby agree as follows:

1. Section 3, TERM, subsection C, shall be deleted in its entirety and replaced with the following:

“C. The term of this Lease shall extend through October 31, 2023, subject to other provisions for extension or termination herein contained.”

2. Section 4, EXTENSION AND RENEWAL OF LEASE, shall be deleted in its entirety and replaced with the following:

“4. EXTENSION AND RENEWAL OF LEASE: Provided COUNTY is in compliance with all terms and conditions of this Lease, COUNTY is hereby granted two (2) options to renew this Lease from and after the expiration of the term, which options shall be for a period of five (5) years each. COUNTY may exercise said options by written notification from the Director of the General Services Department, or their designee, at least sixty (60) days prior to the expiration of the current term.

Option #1 – November 1, 2023, through October 31, 2028

Option #2 – November 1, 2028, through October 31, 2033”

3. It is expressly understood that in all other respects, the terms and conditions of the original Lease Agreement, dated September 8, 1998, the First Amendment dated March 7, 2000, and the Second Amendment dated July 10, 2001, shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties have executed this Third Amendment to be effective on November 1, 2018.

“COUNTY”  
COUNTY OF SANTA BARBARA

ATTEST:  
MONA MIYASATO  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Das Williams, Chair  
Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

Date: \_\_\_\_\_

“LESSOR”  
Santa Maria Associates

By: Clint Pearce

Clint Pearce, Manager  
Name and Title

“LESSOR”  
Santa Maria Associates

By: Clint Pearce

Clint Pearce, Manager  
Name and Title

APPROVED

By: Daniel Nelson  
Daniel Nelson, Director  
Social Services Department

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By: Scott Greenwood  
Scott Greenwood  
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:  
THEODORE A. FALLATI, C.P.A.  
AUDITOR-CONTROLLER

By: C. Eduardo  
Auditor-Controller

APPROVED:

Don Grady  
Don Grady, Esq.  
Real Property Manager

APPROVED

By: Ray Aromatorio  
Ray Aromatorio, Arm, AIC  
Risk Manager

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