

**CALIFORNIA STATE ASSEMBLY  
DISTRICT OFFICE LEASE**

**#069-L1411**

**PREAMBLE:** This lease, made and entered into this 1<sup>st</sup><sup>th</sup> day of July, 2013, by and between COUNTY OF EL DORADO, a political subdivision of the State of California (hereinafter called the "Lessor"), and the Assembly Committee on Rules, California State Assembly (hereinafter called the "Rules Committee");

**WITNESSETH**

**1. DESCRIPTION:** The Lessor hereby leases to the Rules Committee and the Rules Committee hereby hires from the Lessor that certain the certain Premises on the second floor office space located at the northwest corner of the County of El Dorado administrative building located at 2441 Headington Road, Placerville, CA 95667. The office is next to exterior double doors and is the first office on the right hand side when you walk through the double doors. The office is approximately 96 square feet with dimensions of 12 feet long by 8 feet wide as depicted on the map attached hereto and marked as Exhibit "A" (hereinafter referred to as the "PROPERTY") and known as the first floor office located at 2441 Headington Road, Placerville, CA, 95667.

**2. TERM:** This lease shall commence on the date the Rules Committee occupies the Premises and shall continue until June 30, 2016 and can be canceled by either party upon thirty (30) days' notice.

**3. RENT:** The Premises is offered to the Rules Committee at a cost of \$00.00 per month.

**4. SERVICES, UTILITIES AND SUPPLIES:** The Rules Committee will use the Premises as general office space for a staff person to Assembly Member Frank Bigelow. Lessor shall furnish to the Rules Committee during the term, at Lessor's sole cost and expense, the following services and utilities:

- A. Office cleaned prior to occupancy.
- B. Initial lock and key services.
- C. Janitorial services, including, but not limited to, regular cleaning of office area and restrooms, toilet supplies, and waste disposal.
- D. All utilities except telephone.
- E. Basic office furniture consisting of modular "L" shaped work station and chair.
- F. Telephone and computer connection points in the office with access to the internet and telephone communication.
- G. Internal directory and room signs consistent with building standard.
- H. Convenience copier, centrally located and shared by all building occupants.

Rules Committee shall furnish during the term, at Rules Committee's sole cost and expense, the following:

- A. Installation and use of its own router in a designated building communication closet for data security.
- B. Any additional office furniture and equipment.

**5. HOLD HARMLESS.** Each party agrees to indemnify and hold the other party harmless for any expenses, including attorneys' fees, costs and legal damages, arising from any injury or damage negligently or otherwise caused by the first party in connection with the Premises. For the purposes of this paragraph, the term "party" includes a party's agents and invitees.

**6. INSURANCE:** The Rules Committee represents that, as an entity of the State of California, it is self-insured against damages, injury and other forms of liability. Lessor shall not be named as an additional insured therein.

**7. NOTICES:** All notices and correspondence herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States Postal Service, certified and postage prepaid, and addressed as follows:

**Lessor:**

County of El Dorado  
Chief Administrative Office  
Facilities Management Division  
3000 Fairlane Court, Suite One  
Placerville, CA 95667

Attention: Russell Fackrell  
Telephone: (530) 621-7596  
Facsimile: (530) 295-2506

**Lessee:**

Assembly Committee On Rules  
1020 N Street, Room 300  
Sacramento, CA 95814

Attention: Facilities Manager  
Telephone: (916) 319-3709  
Facsimile: (916) 319-3720

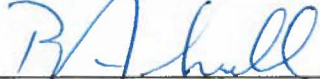
All notices and correspondence shall reference the Tenant and the address of the Premises. Rent warrants shall be made payable to Lessor and mailed to above address.

Nothing herein contained shall preclude the giving of any such written notice by personal service. The address to which notices and correspondence shall be mailed to either party may be changed by giving written notice to the other party.

8. **CONTRACT ADMINISTRATOR:** The County Officer or employee with responsibility for administering this Agreement is Russell Fackrell, Facilities Manager, Chief Administrative Office, or successor.


**IN WITNESS WHEREOF,** the parties hereto have executed this Agreement the day and year first below written.

**CONTRACT ADMINISTRATOR:**

Dated: 7/1/13 Signed:   
**Russell Fackrell, Facilities Manager  
Chief Administrative Office  
Facilities Division**

**ASSEMBLY COMMITTEE ON RULES  
CALIFORNIA STATE ASSEMBLY**

Dated: 6/28/13

By:   
**Jonathon J. Waldie  
Chief Administrative Officer**

**COUNTY OF EL DORADO**

Dated: \_\_\_\_\_

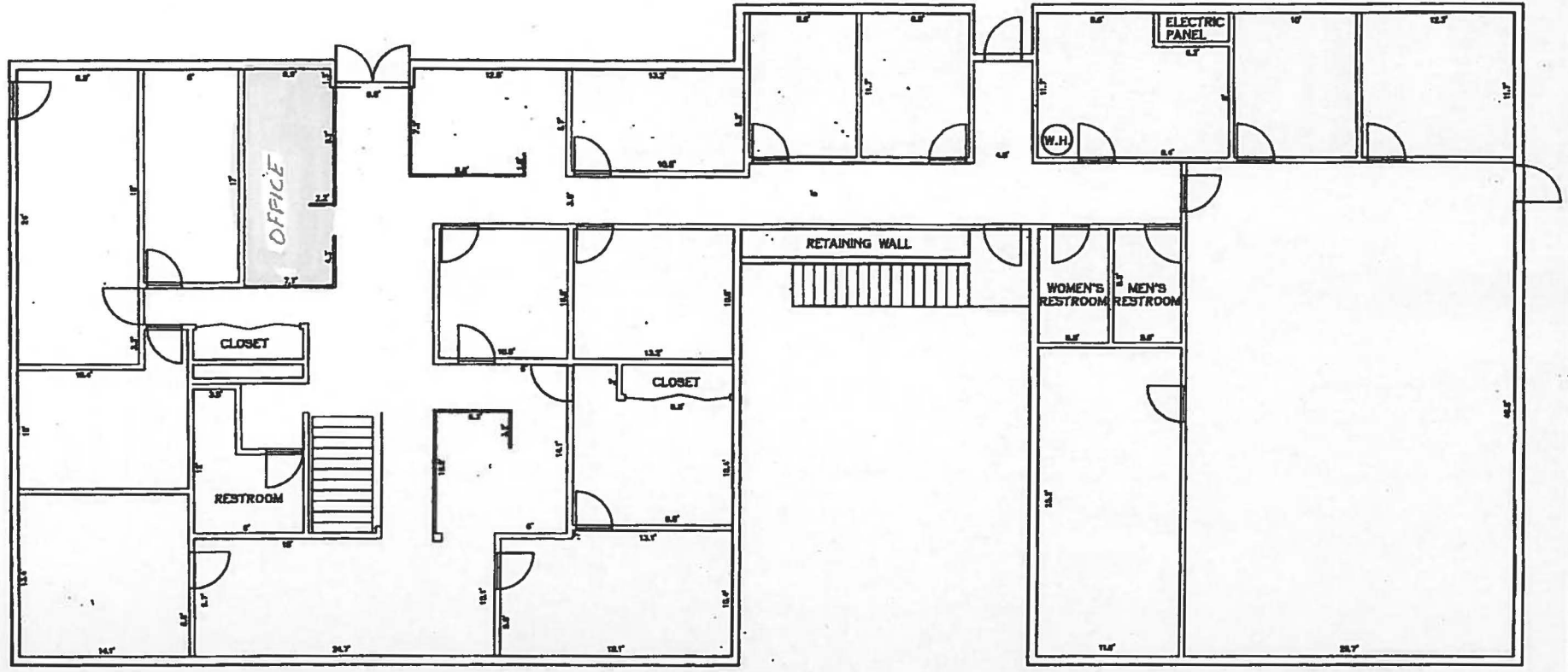
By: \_\_\_\_\_  
**Ron Briggs  
Chair  
Board of Supervisors**

**Attest: James S. Mitrison,  
Clerk of the Board of Supervisors**

Dated: \_\_\_\_\_

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

Parking Area



SECOND FLOOR  
WEST WING

SECOND FLOOR  
EAST WING

SCALE : 1" = 4'  
EXISTING LAYOUT

13-0853 B 4 of 4

NO.	DATE	DESCRIPTION

PREPARED UNDER THE SUPERVISION OF:	DESIGNED BY:	CHECKED BY:

DATE:	1/21/10
PROJECT NUMBER:	000



EL DORADO COUNTY  
DEPARTMENT OF TRANSPORTATION

HEADINGTON ROAD  
BUILDING LAYOUT  
PROJECT

SHEET  
L-2  
2 OF 2  
21000A