

**COUNTY OF EL DORADO**

**AMENDMENT II TO LEASE # 505-L1111**

**ANIMAL SERVICES BUSINESS OFFICES**

**THIS AMENDMENT II** to Lease #505-L1111, dated May 24, 2011 (the "Lease"), by and between **ROBERT EARL OLSON AND MARTHA WADDELL OLSON, TRUSTEES OF THE ROBERT EARL OLSON AND MARTHA WADDELL OLSON FAMILY TRUST, DATED JANUARY 13, 1998**, hereinafter referred to as "Lessor," and the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereafter referred to as "Lessee", is hereby amended as follows:

**WHEREAS**, on May 24, 2011, a lease agreement ("Lease") was entered into between the **COUNTY OF EL DORADO**, a political subdivision of the State of California ("Lessee") and **ROBERT EARL OLSON AND MARTHA WADDELL OLSON, TRUSTEES OF THE ROBERT EARL OLSON AND MARTHA WADDELL OLSON FAMILY TRUST, DATED JANUARY 13, 1998**, ("Lessor"), for that certain real property known as: 415 Placerville Drive Suites M & N, Placerville, CA 95667 ("Premises"); and

**WHEREAS**, on September 27, 2011 parties agreed to Amendment I to the Lease to change the rent payment remittance address; and

**WHEREAS**, Lessee has notified Lessor of the intent to amend the aforementioned Lease Agreement #505-L1111 to add additional space, extend the term, revise base rent, insurance, notices and lease administration.

**NOW THEREFORE**, it is mutually agreed as follows:

1. **Section 1: PREMISES** is hereby amended in its entirety to read as follows:

Lessor hereby leases to Lessee and lessee hereby leases from Lessor, for and in consideration of the rents, covenants and agreements hereinafter set forth, the "Premises" described as follows:

**415 Placerville Drive Suites M & N  
Access to Data Closet, Break Room and Bathroom  
(located in adjoining Suites J, K, L)**

As shown in Exhibit "A", incorporated here and made a part hereof.

The Premises consists of approximately 1620 square feet of improved office space together with the use of common parking areas with other tenants of the building.

**2. Section 2: TERM** is hereby amended to add as follows:

Effective January 1, 2014, the term of this lease shall continue on a month to month basis with Lessee notifying Lessor 30 days in advance of termination date.

**3. Section 3. BASE RENT** is hereby amended in its entirety to read as follows:

Lessee agrees to pay to Lessor as rent the sum of \$1,658.55 per month payable on the first day of each and every month commencing on January 1, 2014. The Base Rent shall be paid in advance on the first day of each month. Rent shall be paid to the order of: **Select Property Management at 4062 Flying C Road, Cameron Park, CA 95682, Attention: Derrin Storm.**

**4. Subsection A of Section 7: INSURANCE** is amended in its entirety to read as follows:

A. Commercial General Liability Insurance of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.

**5. Section 22: NOTICES** is hereby amended in its entirety to read as follows:

Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this Lease or by law to be served on or given to either party hereto by the other party hereto shall be in writing and shall be deemed duly served and given when personally delivered to the party, Lessor or Lessee, to whom it is directed or any managing employee of such party or, in lieu of such personal services, when deposited in the United States mail, first-class postage prepaid, addressed to:

Lessor: Martha Waddell Olson  
c/o Select Property Management  
4062 Flying C Road  
Cameron Park, CA 95682  
Attn: Derrin Storm  
(530) 672-5488

Lessee: County of El Dorado  
Chief Administrative Office  
Facilities Division  
3000 Fairlane Court, Suite 100  
Placerville, CA 95667  
Attn: Russell Fackrell, Facilities Manager  
(530) 621-5890


Either party, Lessor or Lessee, may change its address for purposes of this paragraph by giving written notice of the change to the other party in the manner provided in this paragraph.

6. **Section 30. LEASE ADMINISTRATION** is hereby amended in its entirety to read as follows:


The County officer of employee with the responsibility for administering this Lease is Russell Fackrell, Facilities Manager, Chief Administrative Office.

Except as herein amended, all other terms of said Lease Agreement shall remain unchanged and in full force and effect.

**DEPARTMENT CONCURRENCE:**

Dated: 12/11/2013 Signed:   
Donald Ashton  
Interim Director  
Health & Human Services Agency

**CONTRACT ADMINISTRATOR:**

Dated: 12/16/13 Signed:   
Russell Fackrell, Facilities Manager  
Chief Administrative Office  
Facilities Division

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IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Lease Agreement #505-L1111 on the dates indicated below.

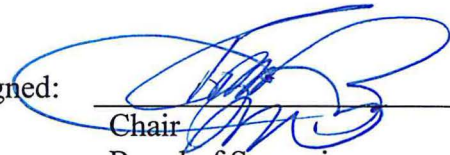
**LESSOR: ROBERT EARL OLSON AND MARTHA WADDELL OLSON,  
TRUSTEES OF THE ROBERT EARL OLSON AND MARTHA  
WADDELL OLSON FAMILY TRUST, DATED JANUARY 13, 1998**

Dated: 12/6/13

Signed: Martha Waddell Olson  
Martha Waddell Olson, Trustee  
Sole Survivor of the Trust

**LESSEE: COUNTY OF EL DORADO**

Dated: 12/17/13

Signed:   
Chair  
Board of Supervisors

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

Dated: 12/17/13

Signed: Marcie MacFarland  
Deputy Clerk

Exhibit "A"

