

3047 BRIW ROAD

LEASE - #325-L1511

Amendment I

THIS AMENDMENT I to Lease Agreement #325-L1511 dated January 27, 2015 (“***Lease***”) by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as “Lessee”) and Wesley L. & Gertrude B. Wilkinson Revocable Trust, Barry J. Wilkinson Revocable Family Trust, Jane C. Wilkinson Trust, and Cindy W. Seip Separate Property Trust (hereinafter referred to as (“Lessor”), is hereby amended as follows:

WHEREAS, on January 27, 2015, a Lease Agreement (“Lease”) was entered into between Lessee and Lessor for that certain property known as 3047 Briw Road, Placerville, California 95667 (“Premises”); and

WHEREAS, the Lessee has elected to amend the agreement to allow the Lessor to construct building improvements requested by the Lessee; and

WHEREAS, the parties hereto have mutually agreed to increase the total amount of said Lease by \$20,000 to pay for building improvements hereby amending **Section 6: Alterations and Improvements** and adding new Exhibit “C” marked “Additional Tenant Improvements”.

NOW THEREFORE, the parties do hereby agree that Lease #325-L1511 shall be amended a first time as follows:

SECTION 6: ALTERATIONS AND IMPROVEMENTS – is hereby amended to add paragraph 6.4:

6.4 Lessee Requested Building Improvements. In addition to the repair and maintenance improvements described in Exhibit “B” of Lease, Lessee shall have the option to request Lessor to make additional tenant improvement which shall be described in Exhibit “C” marked “Additional Tenant Improvements” to this Lease.

Except as herein amended, all other parts and sections of Lease Agreement 325-L1511 shall remain unchanged and in full force and effect.

DEPARTMENT HEAD CONCURRENCE

By: _____
Name: Patricia Charles- Heathers
Title: Health & Human Agency Director
Date:

LEASE ADMINISTRATOR

By: _____
Name: Russell Fackrell
Title: Facilities Manager
Date:

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IN WITNESS WHEREOF, the parties have executed this Lease Amendment I on the day and year specified below.

“LESSEE”:

COUNTY OF EL DORADO

By: _____

Chairman, Board of Supervisors

Date: _____

Attest:

James Mitrising, Clerk of the Board of Supervisors

By: _____

Date: _____

“LESSOR”:

WESLEY L. & GERTRUDE B. WILKINSON REVOCABLE TRUST

By: _____
Wesley Wilkinson, Trustor and Trustee

Date: _____

BARRY J. WILKINSON REVOCABLE FAMILY TRUST

By: _____
Barry J. Wilkinson, Trustor and Trustee

Date: _____

JANE C. WILKINSON TRUST

By: _____
Jane C. Wilkinson, Settlor and Trustee

Date: _____

CINDY W. SEIP SEPARATE PROPERTY TRUST

By: _____
Cindy W. Seip, Settlor and Trustee

Date: _____

EXHIBIT C

ADDITIONAL TENANT IMPROVEMENTS

1.1 Lessor will construct tenant improvements at the Premises pursuant to mutually agreed upon plans and specifications (the “Work”). All costs associated with the permitting, installation, and construction of the Work shall be reimbursed by Lessee. The following is a list of Lessee requested tenant improvements:

- Install mini split heating, ventilation, and air conditioning (HVAC) in the “Job Club Room”.
- As marked by Lessee, replace modular wall and door with a solid wall and door.

Upon completion of each listed tenant improvement listed above, Lessor shall invoice Lessee the cost of said improvement and Lessee shall reimburse Lessor.

Total cost of said Work will not exceed \$20,000.

1.2 Unless specifically noted to the contrary on the approved Construction Plans, the Work shall be constructed using building standard specifications and materials as determined by Lessor, and in compliance with applicable federal, state and local laws. Lessor, at its sole cost and expense, shall be responsible for ensuring that the Work is compliant and will be constructed in compliance with current ADA laws and implementing regulations and all other applicable federal, state, and local laws, requirements, ordinances, resolutions and regulations throughout the initial and extended term(s) of the Lease.

1.3 Pursuant to California Labor Code Section 1720.2, Lessor shall require all the Work to be performed at prevailing wage.