

COUNTY OF EL DORADO

LEASE #298-L1411

AMENDMENT I

This Amendment I to that Lease #298-L1411 (hereinafter referred to as the "Lease"), made and entered into by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as "Lessee"), and William P. Floyd Family Limited Partnership, a California Limited Partnership (hereinafter referred to as "Lessor/Assignor").

RECITALS

WHEREAS, Lessee leases the property located at 1900 Lake Tahoe Boulevard, South Lake Tahoe, California, consisting of 7,444 square feet of improved office space and surrounding parking areas (hereinafter referred to as "Premises") in accordance with Lease #298-L1411 dated March 11, 2014, incorporated herein and made by reference a part hereof; and

WHEREAS, in accordance with Section 5 of the Lease if Lessor/Assignor receives an offer to purchase the property from a third party, Lessee has the right of first refusal to purchase the property, and Lessee declined to exercise its right of first refusal pursuant to Board of Supervisors direction on October 28, 2014 (Legistar #14-0346); and

WHEREAS, the Premises has been acquired by Anderio LLC (hereinafter referred to as "Lessor/Assignee") effective February 18, 2015; and

WHEREAS, Lessor/Assignor will remain liable for all obligations, covenants, and conditions, and/or liabilities related to the Premises prior to February 18, 2015 under the terms and conditions of the Lease; and

WHEREAS, Lessor/Assignee will assume all of Lessor/Assignor's duties, responsibilities and obligations under the terms and conditions of the Lease effective February 18, 2015 and for the duration of the Lease; and

WHEREAS, the parties hereto have determined and agreed to amend **Section 1.2 – Lessor**.


NOW, THEREFORE, the parties agree to the assignment of the Lease from Lessor/Assignor to Lessor/Assignee effective February 18, 2015; and that Lessor/Assignee assumes all duties, covenants and obligations of Lessor/Assignor under the Lease and as amended, and is responsible for the performance of the obligations, covenants and conditions in accordance with all the terms and conditions of the Lease effective February 18, 2015; and that Lessor/Assignor shall remain liable, jointly and severally, for all obligations, acts or omissions occurring prior to February 18, 2015, and that Lessor/Assignee further agrees that all indemnity and insurance obligations shall remain in full force and effect for the lease of Premises, as stated herein above. Additionally, the parties do hereby agree that the Lease shall be amended a first time to read as follows:

Section 1.2 – Lessor is amended in its entirety to read as follows:

1.2	<u>Lessor:</u>	<p>Name: Anderio LLC</p> <p>Address for Payments: Anderio LLC 2196 Lake Tahoe Blvd. South Lake Tahoe, CA 96150</p> <p>Address for Notices: Natalia Chandra RVM Associates 611 Wilshire Blvd., Suite 1008 Los Angeles, CA 90017</p> <p>Peggy Eichhorn and Kelly Pelcher Coldwell Banker McKinney & Assoc., Inc. 2196 Lake Tahoe, Blvd. Lake Tahoe, CA 96150</p>
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Except as herein amended, all other parts and sections of Lease #298-L1411 shall remain unchanged and in full force and effect.

Department Concurrence:

By: 
 Don Ashton
 Director
 Health & Human Services Agency

Dated: 4/7/2015

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IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Lease #298-L1411 on the dates indicated below.

-- LESSEE --

By: _____, Chair
Board of Supervisors
Dated: _____

ATTEST:
James S. Mitrising
Clerk of the Board of Supervisors

By: _____
Deputy Clerk
Dated: _____

-- LESSOR / ASSIGNOR --

WILLIAM P. FLOYD FAMILY LIMITED PARTNERSHIP
A California Limited Liability Company

By: William P. Floyd
William P. Floyd, Trustee
U/T/D dated 9/8/94, as amended F/B/O
The Floyd Management Trust,
General Partner
Dated: 4-4-15

By: Celes Buck
Celes Buck, Trustee
U/T/D dated 9/8/94, as amended F/B/O
The Floyd Management Trust,
General Partner
Dated: 4-4-15

-- LESSOR / ASSIGNEE --

ANDERID LLC
A California Limited Liability Company

By: Natalia Chandra
Its: Manager
Dated: 4/3/15