

**El Dorado County**  
**Health & Human Services Agency**  
**1900 Lake Tahoe Blvd**  
**South Lake Tahoe, CA 96150**

**William P. Floyd Family Limited Partnership, a California Limited Partnership**

Square feet	7,444
Term	120 months
Free Rent	5 months
Base Rent	\$1.40 per square foot
Rent increases	2.5% per year
Security System/ Low Voltage Allowance	\$2.00 per sq. ft. or \$14,888
Exterior Patio Allowance	\$5,000
Operating Expenses	Lessee to pay janitorial, electrical & gas
Options to Renew	Two (2) 5-year options at the lesser of then in effect rental rate or the 95% of the current FMV rate
Space Planning	Allowance of \$1.50 per sq. ft. or \$11,166, or actual cost
Tenant Improvements	Lessor to provide all tenant improvement as specified per Exhibit B
Maintenance	Lessor to maintain the building systems as specified in Section 7.1
Parking	All parking space to be for the Lessee and Lessor to re-surface and/or slurry coat and re-stripe parkings areas no later than six (6) months after the Commencement Date
HVAC	Lessor to repair and/or replace as necessary
Access	24/7
Cancellation Option	Lessee has the right to terminate the lease upon (90) days notice. Lessee shall pay a penalty equal to \$100,000 straight-lined over the first 60 months of the lease per Exhibit C
Holdover	Up to (3) months at the then monthly rate
Compliance/ADA	Property to meet current ADA standards
Insurance	Lessee has right to self insure, Lessor penalize for lacking adequate insurance.
Brokers	Lessor to pay \$19,618.78, Lessee to pay \$24,171.35