

LEASE

Contra Costa County Sheriff-Coroner
60B Lauritzen Lane
Oakley, California

This lease is dated _____ and is between C. A. Lauritzen LLC, dba Lauritzen Yacht Harbor, a California limited liability company, (“**Lessor**”) and the County of Contra Costa, a political subdivision of the State of California (“**County**”).

Recitals

- A. Lessor is the owner of real property located at 60 Lauritzen Lane, Oakley, California (the “**Building**”) that is more particularly described in Exhibit A-1.
- B. Lessor desires to lease to County and County desires to lease from Lessor a portion of the Building commonly known as 60B Lauritzen Lane, Oakley, California (the “**Premises**”) consisting of approximately 1,540 square feet of warehouse space together with non-exclusive use of the parking lot to the north of the building, as more particularly described in Exhibit A-1.

The parties therefore agree as follows:

Agreement

- 1. Lease of Premises. In consideration of the rents and subject to the terms herein set forth, Lessor hereby leases to County and County hereby leases from Lessor, the Premises.
- 2. Term. The “**Term**” of this lease is comprised of an Initial Term and, at County’s election, Renewal Term, each as defined below.
 - a. Initial Term. The “**Initial Term**” is five years, commencing on September 1, 2014 (the “**Commencement Date**”) and ending August 31, 2019.
 - b. Renewal Terms. County has one (1) option to renew this lease for a term of five years (the “**Renewal Term**”) upon all the terms and conditions set forth herein.
 - i. County will provide Lessor with written notice of its election to renew the Lease sixty days prior to the end of the Term. However, if County fails to provide such notice, its right to renew the Lease will not expire until fifteen working days after County’s receipt of Lessor’s written demand that County exercise or forfeit the option to renew.

- ii. Upon the commencement of the Renewal Term, all references to the Term of this lease will be deemed to mean the Term as extended pursuant to this Section.
3. Rent. Rent for the period beginning September 1, 2014 and ending June 30, 2015, in the amount of \$11,550.00 is due within ten days after the execution of this lease by both parties. Thereafter, County shall pay rent (“**Rent**”) to Lessor monthly in advance beginning on the tenth day of each month during the Initial Term and, if applicable, the Renewal Term, in the amounts set forth below:
- a. Initial Term.
 - i. ONE THOUSAND ONE HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$1,155.00) per month commencing July 1, 2015 and ending August 31, 2015.
 - ii. ONE THOUSAND ONE HUNDRED NINETY AND NO/100 DOLLARS (\$1,190.00) commencing September 1, 2015 and ending August 31, 2016.
 - iii. ONE THOUSAND TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$1,225.00) per month commencing September 1, 2016 and ending August 31, 2017.
 - iv. ONE THOUSAND TWO HUNDRED SIXTY AND NO/100 DOLLARS (\$1,260.00) per month commencing September 1, 2017 and ending August 31, 2018.
 - v. ONE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$1,300.00) per month commencing September 1, 2018 and ending August 31, 2019.
 - b. Renewal Term.
 - i. ONE THOUSAND THREE HUNDRED FORTY AND NO/100 DOLLARS (\$1,340.00) per month commencing September 1, 2019 and ending August 31, 2020.
 - ii. ONE THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$1,380.00) per month commencing September 1, 2020 and ending August 31, 2021.
 - iii. ONE THOUSAND FOUR HUNDRED TWENTY AND NO/100 DOLLARS (\$1,420.00) per month commencing September 1, 2021 and ending August 31, 2022.
 - iv. ONE THOUSAND FOUR HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$1,465.00) per month commencing September 1, 2022 and ending August 31, 2023.
 - v. ONE THOUSAND FIVE HUNDRED FIVE AND NO/100 DOLLARS (\$1,505.00) per month commencing September 1, 2023 and ending August, 2024.

Rent for any fractional month will be prorated and computed on a daily basis with each day's rent equal to one-thirtieth (1/30) of the monthly Rent. Rent is to be mailed to: Lauritzen Yacht Harbor, 115 Lauritzen Lane, Oakley, CA 94561-2946, or to any other location as may be designated in writing by Lessor.

4. Use. County may use the Premises for the purpose of conducting various functions of County and any other purpose permitted by law.
5. Obligation to Pay Utilities. County shall pay for all gas and electric services provided to the Premises. Lessor shall pay for all water service, and refuse collection services provided to the Premises.
6. Maintenance and Repairs.
 - a. Roof and Exterior of Premises. Lessor shall keep the roof and exterior of the Premises in good order, condition and repair, and shall maintain the structural integrity of the building, including the exterior doors and their fixtures, closers and hinges, exterior windows, glass and glazing. County shall repair and maintain all locks and key systems used in the Premises.
 - b. Interior of Premises. County shall keep and maintain the interior of the Premises in good order, condition and repair at its sole cost and expense, and shall promptly repair any damage to the Premises caused by the County's failure to adequately perform its maintenance obligations under this Section, but Lessor shall repair damage to the interior to the extent caused its failure to maintain the exterior in good repair, including damage to the interior caused by roof leaks and/or interior and exterior wall leaks. County may install and maintain an alarm system at its sole cost and expense, if deemed necessary by County.
 - c. Utilities. Lessor shall repair and maintain the electrical, lighting, water and plumbing systems in good order, condition and repair.
 - d. Heating System. Lessor shall maintain the heating system.
 - e. Parking; Exterior Lighting; Lighting. Lessor shall maintain the parking lot, exterior lighting system, and landscaping in good order, condition and repair.
 - f. Services by Lessor. If County determines that the Premises are in need of maintenance, construction, remodeling or similar service that is beyond Lessor's responsibilities under this lease, at County's request, Lessor shall perform such service at County's expense. In performing the service, Lessor shall consult with County and use either licensed insured contractors or employees of Lessor. Lessor shall obtain County's prior written approval of the scope, terms, and cost of any contracts. County may, by giving Lessor thirty (30) days prior written notice, change the level of service, terminate any or all service, or require that a service be performed by a different contractor. County shall reimburse Lessor for any costs or

expenses incurred by Lessor under this subsection no later than thirty days after delivery of an invoice.

7. Quiet Enjoyment. Provided County is in compliance with the material terms of this lease, Lessor shall warrant and defend County in the quiet enjoyment and possession of the Premises during the Term.
8. Assignment and Sublease. Provided County is in compliance with the material terms of the Lease, County has the right to assign this lease or sublease the Premises or any part thereof at any time during the Term subject to Lessor's prior written approval, which may not be unreasonably withheld.
9. Alterations; Fixtures and Signs. County may (i) make any lawful and proper minor alterations to the Premises and (ii) attach fixtures and signs ("**County Fixtures**") in or upon the Premises. Any County Fixtures will remain the property of County and may be removed from the Premises by County at any time during the Term. County is responsible for the cost of all alterations and County Fixtures. All alterations and County Fixtures are subject to Lessor's approval and must comply with existing code requirements.
10. Insurance.
 - a. Liability Insurance. Throughout the Term, County shall maintain in full force and effect, at its sole expense, a general self-insurance program covering bodily injury (including death), personal injury, and property damage, including loss of use. County shall provide Lessor with a letter of self-insurance affirming the existence of the aforementioned self-insurance program.
 - b. Self-Insurance Exclusion. County's self-insurance does not provide coverage for (i) areas to be maintained by Lessor under this lease, or (ii) negligence, willful misconduct, or other intentional act, error or omission of Lessor, its officers, agents, or employees.
11. Surrender of Premises. On the last day of the Term, or earlier termination of this lease, County shall peaceably and quietly leave and surrender to Lessor the Premises, along with appurtenances and fixtures at the Premises (except County Fixtures), all in good condition, ordinary wear and tear, damage by casualty, condemnation, acts of God and Lessor's failure to make repairs required of Lessor excepted. County is not responsible for painting or repairing or replacing any floor coverings in the Premises upon the expiration or earlier termination of this lease.
12. Waste, Nuisance. County may not commit, or suffer to be committed, any waste upon the Premises, or any nuisance or other act or thing that may disturb the quiet enjoyment of any other occupant surrounding the Premises.

13. Inspection. Lessor, or its proper representative or contractor, may enter the Premises by prior appointment between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday, holidays excepted, to determine that (i) the Premises is being reasonably cared for, (ii) no waste is being made and that all actions affecting the Premises are done in the manner best calculated to preserve the Premises, and (iii) County is in compliance with the terms and conditions of this lease.
14. Perilous Conditions. If the County's Director of Public Works becomes aware of a perilous condition on the Premises that, in his or her opinion, substantially and significantly threatens the health and safety of County employees and/or invitees (a "**Perilous Condition**"), the Director of Public Works, or his or her designee, will immediately notify Lessor of the Perilous Condition and Lessor shall use best efforts to immediately eliminate the Perilous Condition. Lessor shall bear the cost of eliminating the Perilous Condition; provided, however, if the Perilous Condition was caused by the County, its agents, employees, independent contractors, or third parties on the Premises with the express or implied consent of the County, the County shall bear the cost of eliminating the Perilous Condition.

Lessor shall immediately address any condition reasonably constituting an emergency, whether Lessor learns of the condition through County or otherwise.

If Lessor fails to address a Perilous Condition within twenty-four (24) hours after County's notice or to immediately address an emergency situation, County may attempt to resolve the Perilous Condition or emergency situation. Lessor shall reimburse County for any costs incurred by County in addressing the Perilous Condition or emergency situation promptly upon receipt of County's invoice; provided, however, if the Perilous Condition was caused by the County, its agents, employees, independent contractors, or third parties on the Premises with the express or implied consent of the County, the County shall bear the cost of eliminating the Perilous Condition.

15. Destruction. If damage occurs that causes a partial destruction of the Premises during the Term from any cause and repairs can be made within sixty days from the date of the damage under the applicable laws and regulations of governmental authorities, Lessor shall repair the damage promptly. Such partial destruction will not void this lease, except that County will be entitled to a proportionate reduction in Rent while such repairs are being made. The proportionate reduction in Rent will be calculated by multiplying Rent by a fraction, the numerator of which is the number of square feet that are unusable by County and the denominator of which is the total number of square feet in the Premises.

If repairs cannot be made in sixty days, County will have the option to terminate the lease or request that Lessor make the repairs within a reasonable time, in which case, Lessor will make the repairs and Rent will be proportionately reduced as provided in the previous paragraph.

This lease will terminate in the event of a total destruction of the Premises.

16. Hazardous Material. Lessor warrants to County that Lessor does not have any knowledge of the presence of Hazardous Material (as defined below) or contamination of the Building or Premises in violation of environmental laws. Lessor shall defend, save, protect and hold County harmless from any loss arising out of the presence of any Hazardous Material on the Premises that was not brought to the Premises by or at the request of County, its agents, contractors, invitees or employees. Lessor acknowledges and agrees that County has no obligation to clean up or remediate, or contribute to the cost of clean up or remediation, of any Hazardous Material unless such Hazardous Material is released, discharged or spilled on or about the Premises by County or any of its agents, employees, contractors, invitees or other representatives. The obligations of this Section shall survive the expiration or earlier termination of this lease.

“Hazardous Material” means any substance, material or waste, including lead based paint, asbestos and petroleum (including crude oil or any fraction thereof), that is or becomes designated as a hazardous substance, hazardous waste, hazardous material, toxic substance, or toxic material under any federal, state or local law, regulation, or ordinance.

17. Indemnification.

- a. County. County shall defend, indemnify and hold Lessor harmless from County's share of any and all claims, costs and liability for any damage, injury or death of or to any person or the property of any person, including attorneys' fees, caused by the willful misconduct or the negligent or intentional acts, errors, or omissions of County, its officers, agents or employees in using the Premises pursuant to this lease, or the County's performance under this lease, or any claims asserted by third parties entering onto the Premises at the request of County, except to the extent caused or contributed to by the negligent acts, errors, or omissions of Lessor, its officers, agents, or employees.

County shall indemnify, defend and hold Lessor harmless from and against all loss, liabilities, judgments, claims, foreseeable and unforeseeable consequential damages, costs and expenses (including sums paid in settlement of claims and all consultant, expert, and legal fees and expenses of Lessor's counsel) or loss directly or indirectly arising out of or resulting from the presence of any hazardous substance as a result of County's activities, in or around any part of the property.

- b. Lessor. Lessor shall defend, indemnify and hold County harmless from Lessor's share of any and all claims, costs and liability for any damage, injury or death of or to any person or the property of any person, including attorneys' fees, caused by the willful misconduct or the negligent acts, errors or omissions of Lessor, its officers, agents, employees, with respect to the Premises, or Lessor's performance under this lease, or the Lessor's performance, delivery or supervision of services at the Premises, except to the extent caused or contributed to by the negligent acts, errors, or omissions of County, its officers, agents, or employees.

18. Default.

The occurrence of any of the following events is a default under this lease:

a. County.

- i. County's failure to pay Rent within ten business days after receipt of a written notice of failure (a "**Notice**") from Lessor to County; provided, however, that County will have additional time if its failure to pay Rent is due to circumstances beyond its reasonable control, including, without limitation, failure of the County's Board of Supervisors to adopt a budget. In no event may such additional time exceed seventy-five days from receipt of a Notice.
- ii. County's failure to comply with any other material term or provision of this lease if such failure is not remedied within thirty days after receipt of a Notice from Lessor to County specifying the nature of the breach in reasonably sufficient detail; provided, however, if such default cannot reasonably be remedied within such thirty day period, then a default will not be deemed to occur until the occurrence of County's failure to comply within the period of time that may be reasonably required to remedy the default, up to an aggregate of ninety days, provided County commences curing such default within thirty days and thereafter diligently proceeds to cure such default.

- b. Lessor. Lessor's failure to perform any obligation under this lease if such failure is not remedied within thirty days after receipt of a Notice from County to Lessor specifying the nature of the breach in reasonably sufficient detail; provided, however, if such breach cannot reasonably be remedied within such thirty day period, then a default will not be deemed to occur until the occurrence of Lessor's failure to perform within the period of time that may be reasonably required to remedy the breach, up to an aggregate of ninety days, provided Lessor commences curing such breach within thirty days and thereafter diligently proceeds to cure such breach.

19. Remedies.

- a. Lessor. Upon the occurrence of a default by County, Lessor may, after giving County written notice of the default, and in accordance with due process of law, reenter and repossess the Premises and remove all persons and property from the Premises.
- b. County. Upon the occurrence of a default and failure to cure pursuant to Section 18 by Lessor, County may (i) terminate this lease by giving written notice to Lessor and quit the Premises without further cost or obligation to County or (ii) proceed to repair or correct the failure and, at County's option, either deduct the cost thereof from Rent due to Lessor, or invoice Lessor for the cost of repair, which invoice Lessor shall pay promptly upon receipt.

20. Notices. Any notice required or permitted under this lease shall be in writing and sent by facsimile with written transmission confirmation, overnight delivery service or registered or certified mail, postage prepaid and directed as follows:

To Lessor: Chris Lauritzen III
C.A. Lauritzen LLC, dba Lauritzen Yacht Harbor
115 Lauritzen Lane
Oakley, CA 94561-2946
Fax: (925) 757-2710

To County: Contra Costa County
Public Works Department
Attn: Principal Real Property Agent
255 Glacier Drive
Martinez, CA 94553
Facsimile: (925) 646-0288

Either party may at any time designate in writing a substitute address for that set forth above and thereafter notices are to be directed to such substituted address. If sent in accordance with this Section, all notices will be deemed effective (i) upon confirmed facsimile transmission, (ii) the next business day, if sent by overnight courier and (iii) three days after being deposited in the United States Postal system.

21. Successors and Assigns. This lease binds and inures to the benefit of the heirs, successors, and assigns of the parties hereto.
22. Holding Over. Any holding over after the Term of this lease is a tenancy from month to month and is subject to the terms of this lease.
23. Time is of the Essence. In fulfilling all terms and conditions of this lease, time is of the essence.
24. Governing Law. The laws of the State of California govern all matters arising out of this lease.
25. Severability. In the event that any provision herein contained is held to be invalid or unenforceable in any respect, the validity and enforceability of the remaining provisions of this lease will not in any way be affected or impaired.

[Remainder of Page Intentionally Left Blank]

26. Entire Agreement; Construction; Modification. Neither party has relied on any promise or representation not contained in this lease. All previous conversations, negotiations, and understandings are of no further force or effect. This lease is not to be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. This lease may be modified only by a writing signed by both parties.

The parties are executing this lease on the date set forth in the introductory paragraph.

COUNTY OF CONTRA COSTA, a
political subdivision of the State of
California

C. A. LAURITZEN, LLC, dba Lauritzen
Yacht Harbor, a California limited liability
company

By: _____
Julia R. Bueren
Director of Public Works

By: _____
Christian A. Lauritzen III
Member

By: _____
Margaret Lauritzen
Member

RECOMMENDED FOR APPROVAL:

By: _____
Karen A. Laws
Principal Real Property Agent

By: _____
Steven B. Van Horn
Senior Real Property Agent

APPROVED AS TO FORM:
SHARON L. ANDERSON, COUNTY COUNSEL

By: _____
Kathleen M. Andrus
Deputy County Counsel