

FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 101,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company ("**Lessor**") and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "**County**").

Recitals

- A. Lessor and the County are parties to a lease dated December 1, 2015, under which the County is leasing Suite 101 in the building located at 2523 El Portal Drive, San Pablo, California (the "Lease").
- B. The parties desire to extend the term of the Lease and update the rent payable under the Lease.

The parties therefore agree as follows:

Agreement

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
 - 2. Term. The "**Term**" of this lease is 52 months, commencing on December 1, 2015 (the "**Commencement Date**") and ending March 31, 2020.
- 2. Section 3. Rent is deleted in its entirety and replaced with the following:
 - 3. Rent. County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
December 1, 2015 – November 30, 2016	\$3,060
December 1, 2016 – November 30, 2017	\$3,152
December 1, 2017 – November 30, 2018	\$3,247
December 1, 2018 – November 30, 2019	\$3,344
December 1, 2019 – March 31, 2020	\$3,444


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.

3. All other terms of the Lease remain unchanged.

The parties are executing this first amendment as of the date set forth in the introductory paragraph.

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

By:


Brian M. Balbas
Director of Public Works

JUPITER INVESTMENT, LLC
a California limited liability company

By:


Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By:

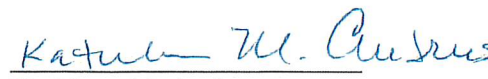

Karen A. Laws
Principal Real Property Agent

By:


Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By:


Kathleen M. Andrus
Deputy County Counsel

T00690

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FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 102,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company ("**Lessor**") and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "**County**").

Recitals

- A. Lessor and the County are parties to a lease dated April 29, 2016, under which the County is leasing Suite 102 in the building located at 2523 El Portal Drive, San Pablo, California (the "Lease").
- B. The parties desire to extend the term of the Lease and update the rent payable under the Lease.

The parties therefore agree as follows:

Agreement

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
 - 2. Term. The "**Term**" of this lease is 47 months, commencing on May 1, 2016 (the "**Commencement Date**") and ending March 31, 2020.
- 2. Section 3. Rent is deleted in its entirety and replaced with the following:
 - 3. Rent. County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
May 1, 2016 – April 30, 2017	\$3,611
May 1, 2017 – April 30, 2018	\$4,237
May 1, 2018 – April 30, 2019	\$3,823
May 1, 2019 – March 31, 2020	\$3,929

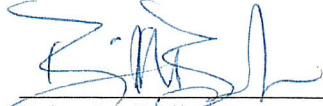
Rent for any fractional month will be prorated and computed on a daily basis with each day's rent equal to one-thirtieth (1/30) of the monthly Rent.

3. All other terms of the Lease remain unchanged.

The parties are executing this first amendment as of the date set forth in the introductory paragraph.

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

By:



Brian M. Balbas
Director of Public Works

JUPITER INVESTMENT, LLC
a California limited liability company

By:



Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By:



Karen A. Laws
Principal Real Property Agent


By:



Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By:



Kathleen M. Andrus
Deputy County Counsel

T00321

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FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 103,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company ("**Lessor**") and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "**County**").

Recitals

- A. Lessor and the County are parties to a lease dated September 30, 2016, under which the County is leasing Suite 103 in the building located at 2523 El Portal Drive, San Pablo, California (the "Lease").
- B. The parties desire to extend the term of the Lease and update the rent payable under the Lease.

The parties therefore agree as follows:

Agreement

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
 - 2. Term. The "**Term**" of this lease is 42 months, commencing on October 1, 2016 (the "**Commencement Date**") and ending March 31, 2020.
- 2. Section 3. Rent is deleted in its entirety and replaced with the following:
 - 3. Rent. County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
October 1, 2016 – September 30, 2017	\$3,400
October 1, 2017 – September 30, 2018	\$3,500
October 1, 2018 – September 30, 2019	\$3,600
October 1, 2019 – March 31, 2020	\$3,700

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.


3. All other terms of the Lease remain unchanged.

The parties are executing this first amendment as of the date set forth in the introductory paragraph.

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

JUPITER INVESTMENT, LLC
a California limited liability company

By:



Brian M. Balbas
Director of Public Works

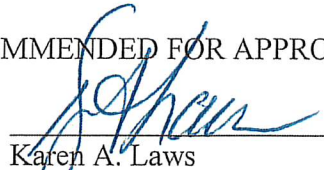
By:



Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By:



Karen A. Laws
Principal Real Property Agent

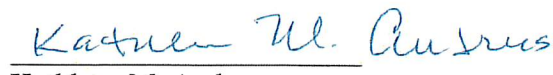
By:



Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By:



Kathleen M. Andrus
Deputy County Counsel

T00597

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FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 104,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company ("**Lessor**") and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "**County**").

Recitals

- A. Lessor and the County are parties to a lease dated December 1, 2016, under which the County is leasing Suite 104 in the building located at 2523 El Portal Drive, San Pablo, California (the "Lease").
- B. The parties desire to extend the term of the Lease and update the rent payable under the Lease.

The parties therefore agree as follows:

Agreement

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
 - 2. Term. The "**Term**" of this lease is 52 months, commencing on December 1, 2015 (the "**Commencement Date**") and ending March 31, 2020.
- 2. Section 3. Rent is deleted in its entirety and replaced with the following:
 - 3. Rent. County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
December 1, 2015 – November 30, 2016	\$3,060
December 1, 2016 – November 30, 2017	\$3,152
December 1, 2017 – November 30, 2018	\$3,247
December 1, 2018 – November 30, 2019	\$3,344
December 1, 2019 – March 31, 2020	\$3,444

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.

3. All other terms of the Lease remain unchanged.

The parties are executing this first amendment as of the date set forth in the introductory paragraph.

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

By:


Brian M. Balbas
Director of Public Works

JUPITER INVESTMENT, LLC
a California limited liability company

By:


Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By:

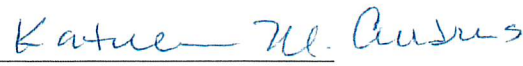

Karen A. Laws
Principal Real Property Agent

By:


Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By:


Kathleen M. Andrus
Deputy County Counsel

T00688

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FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 202,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company ("**Lessor**") and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "**County**").

Recitals

- A. Lessor and the County are parties to a lease dated February 4, 2014, under which the County is leasing Suite 202 in the building located at 2523 El Portal Drive, San Pablo, California (the "Lease").
- B. The parties desire to extend the term of the Lease and update the rent payable under the Lease.

The parties therefore agree as follows:

Agreement

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
 - 2. Term. The "**Term**" of this lease is 74 months, commencing on February 1, 2014 (the "**Commencement Date**") and ending March 31, 2020.
- 2. Section 3. Rent is deleted in its entirety and replaced with the following:
 - 3. Rent. County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
February 1, 2014 – January 31, 2015	\$4,190
February 1, 2015 – January 31, 2016	\$4,295
February 1, 2016 – January 31, 2017	\$4,400
February 1, 2017 – January 31, 2018	\$4,500
February 1, 2018 – January 31, 2019	\$4,625
February 1, 2019 – March 31, 2020	\$4,740

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.

3. All other terms of the Lease remain unchanged.

The parties are executing this first amendment as of the date set forth in the introductory paragraph.

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

By:


Brian M. Balbas
Director of Public Works

JUPITER INVESTMENT, LLC
a California limited liability company

By:


Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By:



Karen A. Laws
Principal Real Property Agent

By:


Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By:


Kathleen M. Andrus
Deputy County Counsel

T00735

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FIRST AMENDMENT TO LEASE

Health Services Department
2523 El Portal Drive, Suite 206,
San Pablo, CA 94806

This first amendment is dated April 16, 2019, and is between JUPITER INVESTMENT, LLC, a California limited liability company ("**Lessor**") and the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (the "**County**").

Recitals

- A. Lessor and the County are parties to a lease dated February 15, 2015, under which the County is leasing Suite 206 in the building located at 2523 El Portal Drive, San Pablo, California (the "Lease").
- B. The parties desire to extend the term of the Lease and update the rent payable under the Lease.

The parties therefore agree as follows:

Agreement

- 1. Section 2. Term is deleted in its entirety and replaced with the following:
 - 2. Term. The "**Term**" of this lease is 61 months, commencing on March 1, 2015 (the "**Commencement Date**") and ending March 31, 2020.
- 2. Section 3. Rent is deleted in its entirety and replaced with the following:
 - 3. Rent. County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month in the amounts set forth below:

<u>Period</u>	<u>Monthly Rent</u>
March 1, 2015 – February 28, 2016	\$3,100
March 1, 2016 – February 28, 2017	\$3,200
March 1, 2017 – February 28, 2018	\$3,296
March 1, 2018 – February 28, 2019	\$3,395
March 1, 2019 – March 31, 2020	\$3,497


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.

3. All other terms of the Lease remain unchanged.

The parties are executing this first amendment as of the date set forth in the introductory paragraph.

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

By:



Brian M. Balbas
Director of Public Works

JUPITER INVESTMENT, LLC
a California limited liability company

By:



Marshall Jainchill
Marshall & Co. Property
Management, Inc. Broker and
Managing Agent for Owner

RECOMMENDED FOR APPROVAL:

By:



Karen A. Laws
Principal Real Property Agent

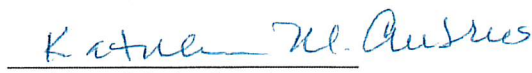
By:



Julin Perez
Senior Real Property Agent

APPROVED AS TO FORM
SHARON L. ANDERSON, COUNTY COUNSEL

By:



Kathleen M. Andrus
Deputy County Counsel

T00557

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