

**SUBLEASE**

1203 W. 10<sup>th</sup> Street  
Antioch, California

This lease is dated as of July 1, 2022, and is between the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (“**County**”) and YOUNG MEN’S CHRISTIAN ASSOCIATION OF THE EAST BAY, a non-profit, public benefit corporation (“**Sublessee**”).

**Recitals**

- A. The County and the 23<sup>rd</sup> District Agricultural Association (the “**Master Lessor**”) are parties to a ground lease dated March 1, 2020, under which the County is leasing from the Master Lessor the real property located at 1203 W. 10<sup>th</sup> Street in Antioch, California (the “**Property**”).
- B. County and Sublessee are parties to a separate service contract under which the Sublessee is operating a Head Start program for the County in three County-owned buildings on the Property, known as Building A, Building B, and Building C (together, the “**Premises**”). The July 1, 2022 service contract, as it may be amended or extended from time to time, is (the “**Service Contract**”).
- C. The County and Sublessee desire to enter into this sublease in order to allow the Sublessee to perform its obligations under the Service Contract at the Premises. If the Service Contract is terminated for any reason, or no reason, this Sublease will terminate on the same date the Service Contract terminates.

The parties therefore agree as follows:

**Agreement**

- 1. Lease of Premises. In consideration of the rents and subject to the terms herein set forth, the County hereby subleases to the Sublessee and the Sublessee hereby leases from the County, the Premises, subject to all easements and encumbrances of record.
- 2. Term. The “**Term**” of this lease is eighteen (18) months, commencing July 1, 2022 and continuing through December 31, 2023.
- 3. Rent. Each month during the Term, Sublessee shall pay rent to the County beginning on the commencement date without offset or demand on or before the first day of each month in the amounts set forth below:

<u>Term</u>	<u>Amount</u>
July 1, 2022 – June 30, 2023	\$4,153.12
July 1, 2023 – December 31, 2023	\$4,360.78

Rent for any partial month will be prorated at the rate of 1/30 of the applicable monthly rent per day.

4. Additional Payment Terms.

- a. Late Rental Payments: In the event Sublessee fails to pay County any amount due under this lease within five (5) days after such amount is due, Sublessee shall pay to County a late charge of Two Hundred and No/100 Dollars (\$200) per occurrence (the “**Late Charge**”), plus interest on the unpaid balance at a rate of one and one-half percent (1.5%) per month, from the date the payment was due and payable until paid in full. Sublessee shall pay all Late Charges as additional rent on or before the date the next installment of rent is due. County and Sublessee hereby agree that it is and will be impracticable and extremely difficult to ascertain and fix County’s actual damage from any late payments and, thus, that Sublessee shall pay as liquidated damages to County the Late Charge specified in this Section, which is the result of the parties’ reasonable endeavor to estimate fair average compensation for the late payment (other than attorneys’ fees and costs). County’s acceptance of the Late Charge as liquidated damages does not constitute a waiver of Sublessee’s default with respect to the overdue amount or prevent County from exercising any of the rights and remedies available to County under this lease.
- b. Form and Place of Payment: Sublessee shall pay all rents and fees in cash or by personal check, certified check, or money order, payable to the County of Contra Costa, by delivering same on or before due date to Contra Costa County, Public Works Department – Real Estate Division, 255 Glacier Drive, Martinez, California 94553, or at such other place as County may designate from time to time.
- c. Returned Checks: If a check written by Sublessee is returned for insufficient funds, County may impose a reasonable service charge in addition to any Late Charge and in addition to any charges imposed by the bank. County may require Sublessee to pay rent by certified check or money order if Sublessee’s bank or banks have returned one or more personal checks within the preceding twelve (12) month period.
- d. Definition of Rent: “**Rent**” means all amounts due from Sublessee to County under this lease.

5. Use. Except as otherwise provided herein, the Premises may be used by the Sublessee only for the operation and maintenance of a childcare program.

Sublessee may not use the Premises for any other purpose without the prior written consent of the County. Any use of the Premises other than as described herein without the County's prior written consent is a default of this lease.

6. Utility Obligations. The Sublessee shall pay utility providers directly for all utilities used or consumed on the Premises by Sublessee or its subtenants, including, but not limited to gas, water, electricity, garbage disposal, storm and sanitary sewer services, janitorial services, landscaping, and telephone services.
7. Condition of Premises.
  - a. Commencement Date. Sublessee is leasing the Premises in an "as is" physical condition with no warranty, express or implied, on the part of the County as to the condition of the improvements, the condition of the soil or the geology of the soil.
  - b. During Term. The Sublessee shall maintain the Premises in accordance with Section 8, Maintenance and Repairs.
8. Maintenance and Repairs.
  - a. Structures and Grounds. Sublessee shall, at its sole cost and expense throughout the Term of this lease, maintain the roof, the exterior of the building and parking lot. Sublessee shall maintain the doors and their fixtures, closers and hinges, glass and glazing, and all locks and key systems used in the Premises. County shall maintain and repair the security system, the fire alarm system, and the fire suppression system. Sublessee shall maintain the exterior walls of the Premises in a clean and presentable condition and shall immediately remove any graffiti. Any change to the exterior paint colors is subject to prior written approval for the Director of Public Works.
  - b. Appliances. Sublessee shall maintain, repair, and if necessary, replace all household appliances, including kitchen appliances and the washing and drying machines, if they become damaged or inoperable during the Term.
  - c. Trash Enclosure. Sublessee shall provide or cause to be provided adequate enclosures, screened areas and/or suitable covered metal receptacles within the Premises for the short-term accumulation and storage of solid waste, such as rubbish, trash, and garbage. Such enclosures and/or screened areas must be designed in such a way as to prevent, to the extent possible, odors, fumes, attraction of pests and dispersal of wastes due to wind or water runoff and must be serviced regularly by qualified waste removal and disposal services.
  - d. Utilities. The Sublessee shall repair and maintain the electrical, lighting, water and plumbing systems in good order, condition, and repair. The County is responsible for maintaining the plumbing system beyond the perimeter of the Premises.

- e. Building Systems. Sublessee shall repair and maintain the electrical, lighting, water and plumbing systems in good order, condition, and repair, and shall be responsible for clearing routine plumbing stoppages and replacing light bulbs. County shall be responsible for all major repairs to electrical, exterior lighting and plumbing systems. For the purpose of the Lease, major repairs shall be defined as an expense which exceeds \$1,500.00 per occurrence.
  - f. Security Systems. Sublessee shall be responsible for the maintenance and repair of the security system, fire alarm system, the fire suppression system, the fire exit signage, and the emergency lighting system. Sublessee shall comply with all regulatory monitoring and testing requirements for the fire alarm and fire suppression systems and shall provide County with written verification of such compliance. County shall be responsible for the compliance with the National Fire Protection Association five-year sprinkler certification.
  - g. HVAC. County shall pay for the maintenance and repair of the heating, ventilating, and air-conditioning (HVAC) systems.
  - h. Landscaping; Exterior Lighting. Sublessee shall maintain the landscaping and exterior lighting system in good order, condition, and repair.
  - i. Fire Extinguishers. County is providing fire extinguishers for the Premises in accordance with the direction received from the Fire Marshal, and shall maintain, repair, and replace the fire extinguishers as needed.
  - j. Code Violations. Sublessee is responsible for correcting any building code violations that may exist in the Premises or that arise out of a change in Sublessee's use or occupancy of the Premises.
9. Covenant against Liens. Neither Sublessee nor Lessor may permit any mechanic's, materialman's, or other lien against the Premises, or the property of which the Premises forms a part, in connection with any labor, materials, or services furnished or claimed to have been furnished. If any such lien is filed against the Premises, or property of which the Premises forms a part, the party charged with causing the lien will cause the same to be discharged, provided however, that either party may contest any such lien, so long as the enforcement thereof is stayed.
10. Taxes. Sublessee agrees to pay before delinquency all taxes (including, but not limited to, possessory interest tax), assessments, license fees, and other charges that are levied and assessed upon Sublessee's interest in the Premises, or upon Sublessee's personal property installed or located in or on the Premises, by Contra Costa County or other legally authorized government authority. Sublessee may pay any taxes and assessments under protest, without liability, cost or expense to the Lessor, to contest the amount in good faith.

Payment of taxes, assessments, license fees, or other charges levied and assessed upon Sublessee's interest, (i) does not reduce the Rent due to the County under this lease, and (ii) is the liability of the Sublessee.

11. Quiet Enjoyment. Provided the Sublessee is in compliance with the terms of this lease, the County covenants that the Sublessee will peaceably and quietly have, hold, and enjoy the Premises during the Term.
12. Assignment and Sublease. The Sublessee may not assign this lease or sublease the Premises or any part thereof at any time during the Term.
13. Alterations and Additions. Sublessee may not make any alterations, erect any additional structures, or make any improvements on the Premises without the prior written consent of the Director of Public Works or his or her designee. In the event Sublessee makes alterations or constructs additions that violate the conditions contained in this lease (an "**Unauthorized Addition**"), at the County's sole discretion, Sublessee shall remove any Unauthorized Addition at Sublessee's sole cost and expense. If Sublessee is required to remove any Unauthorized Addition, Sublessee, at its sole cost and expense, shall restore the Premises to the conditions existing immediately prior to the existence of the Unauthorized Addition, or such other condition designated by the County in its election. If Sublessee is not required to remove any Unauthorized Addition, such Unauthorized Additions shall remain on and be surrendered with the Premises on expiration or termination of this lease.

If Sublessee wishes to make any alterations, erect any additional structures, or make any additional improvements to the Premises as provided in this Section, Sublessee may not commence construction until Sublessee has the prior written consent of the County. In addition, a Notice of Lessor Non-Responsibility must be posted and recorded by Sublessee during construction in accordance with Civil Code Section 3094. Sublessee shall mail a copy of such Notice of Lessor Non-Responsibility to Lessor upon filing it with the County Recorder.

14. Insurance.
  - a. Liability Insurance. Throughout the Term, the Sublessee shall maintain in full force and effect, at its sole expense, a comprehensive general liability or commercial general liability insurance program covering bodily injury (including death), personal injury, and property damage. The limits must be not less than one million dollars per occurrence and two million dollars aggregate. The policy must name the County, its officers, agents and employees, individually and collectively, as additional insureds. The liability insurance maintained by the Sublessee must be primary.
  - b. Property Insurance. The County will maintain property insurance coverage on its real property. The Sublessee has no interest in the proceeds of insurance on the County's real property, improvements, equipment, or fixtures. The Sublessee shall sign all documents necessary or proper in connection with the settlement of any claim or loss

- by the County. The Sublessee shall maintain in full force and effect, at its sole expense, a standard All Risk policy, which may exclude earthquake and flood, to insure its own personal property, contents, improvements, and betterments within or on the Premises. The coverage must be for not less than 90% of the actual cash value of the personal property. The Sublessee shall name the County as an additional insured and loss payee with respect to the improvements and betterments.
- c. Worker's Compensation and Employer's Liability Insurance. The Sublessee shall maintain in full force and effect, at its sole expense, (i) statutory California Workers' Compensation coverage including a broad form all-states endorsement, and (ii) employer's liability coverage for not less than one million dollars per occurrence for all employees engaged in services or operations at the Premises.
  - d. Evidence of Insurance. Within thirty days of execution of this lease, the Sublessee shall provide to the County, on a form approved by the County, an original copy of a Certificate of Insurance. The Certificate of Insurance must certify that the coverage required by this lease has been obtained and remains in force for the period required by this lease.
  - e. Notice of Cancellation or Reduction of Coverage. The Sublessee shall cause all policies it is required to obtain under the terms of this lease to contain a provision that the County is to receive written notification of any cancellation or reduction in coverage at least thirty days prior to the effective date of such cancellation or reduction. Any such notification is to be sent to the County in accordance with Section \_\_ - Notices.
  - f. Waiver of Subrogation. Except as may be specifically provided elsewhere in this lease, the County and the Sublessee hereby each mutually waive any and all rights of recovery from the other in the event of damage to the Premises or any personal property that is caused by acts of God, perils of fire, lightning, and the extended coverage perils, as defined in insurance policies and forms approved for use in the State of California. Each party shall obtain any special endorsements, if required by their insurer, to evidence compliance with this waiver.
15. Surrender of Premises. On the last day of the Term, or sooner termination of this lease, the Sublessee shall peaceably and quietly leave and surrender to the County the Premises, along with their appurtenances and fixtures, all in good condition, ordinary wear and tear, damage by casualty, acts of God and circumstances over which the Sublessee has no control excepted.
  16. Abandonment. The Sublessee may not vacate or abandon the Premises at any time during the Term. If the Sublessee abandons, vacates, or surrenders the Premises, or is dispossessed by process of law, or otherwise, the County may deem any personal property belonging to the Sublessee that remains on the Premises to be abandoned.

17. Waste, Nuisance. The Sublessee 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 of the neighborhood in which the Premises is located.
18. Inspection. The County may enter the Premises at any time in an emergency and with 24-hours notice in a non-emergency 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) the Sublessee is in compliance with the terms and conditions of this lease.
19. Destruction. If damage occurs that causes a partial destruction of the Premises during the Term from any cause, the County may, at its option, make repairs within a reasonable time. Partial destruction does not void this lease, except that the Sublessee is entitled to a proportionate reduction in Rent while such repairs are being made. The proportionate reduction in Rent is to be calculated by multiplying Rent by a fraction, the numerator of which is the number of square feet that are unusable by the Sublessee and the denominator of which is the total number of square feet in the Premises.

If the County does not elect to make repairs, this lease may be terminated by either party, without cost, obligation or liability to the other party, except as described herein.

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

20. Indemnification. The Sublessee shall indemnify, defend and hold County, its officers, agents and employees harmless from any and all claims, costs and liability, for any damage, injury or death, including without limitation, all consequential damages from any cause whatsoever, to any person or the property of any person arising directly or indirectly from or connected with this lease, the Sublessee's operations, or the Sublessee's use or possession of the Premises, save and except claims or litigation arising through the sole negligence or sole willful misconduct of County, its officers or employees, and shall make good to and reimburse County for any expenditures, including reasonable attorneys fees, County may make by reason of such matters.
21. Default.

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

a. The Sublessee.

- i. The Sublessee's failure to pay Rent within five business days after the due date.
- ii. The Sublessee'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 written notice from the County to the Sublessee specifying the nature of the breach in reasonably sufficient detail (a "**Notice of Default**"). If the required

cure of the noticed failure cannot be completed within thirty days, the failure to cure will not be deemed to be a default of this lease if the Sublessee has attempted to cure the failure within the thirty-day period and has diligently and continuously attempted to complete the cure as soon as reasonably possible. In no event will the cure period extend beyond the sixty-day period after Sublessee's receipt of the Notice of Default.

- b. The County. The County's failure to perform any obligation under this lease if the failure is not remedied within thirty days after receipt of a written notice from the Sublessee to the County specifying the nature of the breach in reasonably sufficient detail. If the required cure of the noticed failure cannot reasonably be completed within thirty days, a default will not be deemed to occur if the County has attempted to cure the failure within the thirty-day period and has diligently and continuously attempted to complete the cure as soon as reasonably possible.

22. Remedies.

- a. The County. Upon the occurrence of a default by the Sublessee, the County may reenter and repossess the Premises and remove all persons and property from the Premises, after giving the Sublessee written Notice of Default and in accordance with due process of law.
- b. The Sublessee. Upon the occurrence of a default by the County, the Sublessee may (i) terminate this lease by giving written notice to the County and quit the Premises without further cost or obligation to the County.

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

To Lessor:                      Young Men's Christian Association of the East Bay  
4300 Lakeside Drive  
Richmond, CA 94806  
Attn: President and CEO

To County:                      Contra Costa County  
Public Works Department  
Attn: Principal Real Property Agent  
255 Glacier Drive  
Martinez, CA 94553

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) the next business day, if sent by overnight courier, or (ii) three days after being deposited in the United States Postal system.



24. Successors and Assigns. This lease binds and inures to the benefit of the heirs, successors, and assigns of the parties hereto.
25. Holding Over. In the event Sublessee remains in possession of the Premises after the expiration of the Term, such holding over does not constitute a renewal or extension of this lease but will be construed to be a tenancy from month to month on the same terms and conditions set forth in this lease, except that the monthly Rent due and payable hereunder will be 125% of the Rent payable as of the last month of the Term.
26. Time is of the Essence. In fulfilling all terms and conditions of this lease, time is of the essence.
27. Governing Law. The laws of the State of California govern all matters arising out of this lease.
28. 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.
29. Termination. If the County terminates the Service Contract for any reason, or for no reason, the Term of this Lease will end on the same date that the Service Contract terminates. Upon such termination, Lessee shall surrender the Premises in accordance with Section – 15 Surrender of Premises.

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30. 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

YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF THE EAST BAY

By: \_\_\_\_\_  
Brian M. Balbas  
Director of Public Works

By: \_\_\_\_\_  
Fran Gallati  
President and CEO

RECOMMENDED FOR APPROVAL:

By: \_\_\_\_\_  
Jessica L. Dillingham  
Principal Real Property Agent

By: \_\_\_\_\_  
Stacey Sinclair  
Senior Real Property Agent

APPROVED AS TO FORM  
MARY ANN McNETT MASON, COUNTY COUNSEL

By: \_\_\_\_\_  
Kathleen M. Andrus  
Deputy County Counsel

SS:dw  
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