



**Contract Number**

---

**SAP Number**

---

## Real Estate Services Department

<b>Department Contract Representative Telephone Number</b>	<u>Real Estate Services Department</u> <u>Terry W. Thompson</u>
<b>Contractor</b>	<u>KB Tri-City II MT, LLC, a Delaware limited liability company</u>
<b>Contractor Representative Telephone Number</b>	<u>Jeff Pori, Chief Executive Officer</u> <u>909-974-4064</u>
<b>Contract Term</b>	<u>10 Years</u>
<b>Original Contract Amount</b>	<u>\$22,504,913.06</u>
<b>Amendment Amount</b>	<u> </u>
<b>Total Contract Amount</b>	<u>\$22,504,913.06</u>
<b>Cost Center</b>	<u>7810001000</u>
<b>GRC/PROJ/JOB No.</b>	<u>7400 4479</u>
<b>Internal Order No.</b>	<u> </u>
<b>Grant Number (if applicable)</b>	<u> </u>

**Briefly describe the general nature of the contract:** Lease Agreement for San Bernardino County (County) to lease approximately 59,018 square feet of office space from KB Tri-City II MT, LLC, a Delaware limited liability company located at 862 East Hospitality Lane in San Bernardino. The term of the lease is for 10 years, commencing the later of (i) substantial completion of the tenant improvements; or (ii) the County's receipt of a Certificate of Occupancy obtained by KB Tri-City II MT, LLC, a Delaware limited liability company, and expiring 10 years later with one five-year option to extend. The County shall have the option to purchase the property beginning at the third year of the lease term at a fair market value price and the County has the first right of refusal as to any other parties who may express an interest in purchasing the property.

**FOR COUNTY USE ONLY**

Approved as to Legal Form  ► Please see signature page John Tubbs II, Deputy County Counsel  Date _____	Reviewed for Contract Compliance  ► _____  Date _____	Reviewed/Approved by Department  ► _____ Lyle Ballard, Real Property Manager, RESD  Date _____
--	---	---