



**Contract Number**

25-175 A2

**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>\$24,034,559.75</u>
<b>Amendment Amount</b>	<u>\$10,550,235.18</u>
<b>Total Contract Amount</b>	<u>\$34,584,794.93</u>
<b>Cost Center</b>	<u>7810001000</u>
<b>GRC/PROJ/JOB No.</b>	<u>7400 4479</u>
<b>Internal Order No.</b>	_____
<b>Grant Number (if applicable)</b>	_____

**Briefly describe the general nature of the contract:** Amendment No. 2 to Lease Agreement No. 25-175 to add approximately 27,466 rentable square feet of expansion office space to the existing leased premises located at 862 East Hospitality Lane in San Bernardino, increasing the total leased premises from 59,018 rentable square feet to approximately 86,484 rentable square feet with KB Tri-City II MT, LLC, a Delaware limited liability company. The expansion space Lease term shall commence upon substantial completion of the Expansion Work and the County's receipt of a Certificate of Occupancy and expire coterminously with the original leased premises ten years after the later of substantial completion of the original premises tenant improvements or San Bernardino County's receipt of a certificate of occupancy, with one five-year option to extend. The County shall continue to retain the option to purchase the property beginning in the third year of the lease term at fair market value and shall maintain a first right of refusal with respect to any proposed sale of the property to a third party.

**FOR COUNTY USE ONLY**

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