



Contract Number

19-187 A6

SAP Number

Real Estate Services Department

Department Contract Representative	Terry W Thompson, Director
Telephone Number	(909) 387-5000
Contractor	CommStar5, L.P., a California Limited Partnership
Contractor Representative	Stanley Huang
Telephone Number	626-374-4727
Contract Term	February 8, 2023 – February 7, 2038
Original Contract Amount	\$18,599,227.14
Amendment Amount	\$0
Total Contract Amount	\$18,599,227.14
Cost Center	7810001000
GRC/PROJ/JOB No.	62004658

This Sixth Amendment to Lease Agreement No. 19-187 (this **“Sixth Amendment”**) is entered into by and between **SAN BERNARDINO COUNTY**, a political subdivision of the State of California (**“COUNTY”**) as tenant, and **COMMSTAR5, L.P.**, a California limited partnership (**“LANDLORD”**).

WHEREAS, COUNTY and LANDLORD entered into that certain Lease Agreement No. 19-187 dated March 19, 2019, as amended by the First Amendment dated October 27, 2020, the Second Amendment dated January 22, 2021, the Third Amendment dated August 10, 2021, the Fourth Amendment dated July 26, 2022, and the Fifth Amendment dated May 23, 2023 (collectively, the **“Lease”**), pursuant to which LANDLORD leases to COUNTY approximately 27,019 square feet of office space located at 18818 Highway 18, Apple Valley, California (the **“Premises”**);

WHEREAS, the parties desire to amend the Lease to (i) revise the rent schedule as set forth herein, and (ii) clarify the effective date for implementation of the modified rent structure.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual covenants and agreements contained herein, COUNTY and LANDLORD agree that the Lease is amended as follows:

1. Effective April 8, 2026, DELETE in its entirety the existing **Paragraph 4.A., RENT** and SUBSTITUTE therefore the following as new **Paragraph 4.A., RENT**:

4. RENT:

A. COUNTY shall pay to LANDLORD the following monthly rental payments for the Premises and the amortized improvement payments for the Improvements, in arrears not later than the last day of each month during the Term, based on approximately 27,019 square feet of leased space, the amounts specifically set forth below:

Lease year	Monthly Rent	Monthly Amortized Improvements Payment	Utility Expenses (2% annual Increases)	Total Monthly Rent
April 8, 2026 -June 7, 2026	\$76,183.95	\$14,861	\$6,308.01	\$97,352.96
June 8, 2026 – February 7, 2027	\$78,961.07	\$14,861	\$6,308.01	\$100,130.08
February 8, 2027 – February 7, 2028	\$80,856.14	\$14,861	\$6,434.17	\$102,151.31
February 8, 2028 – February 7, 2029	\$82,748.17	\$14,861	\$6,562.86	\$104,172.03
February 8, 2029 – February 7, 2030	\$84,676.20	\$14,861	\$6,694.11	\$106,231.31
February 8, 2030 – February 7, 2031	\$86,649.16	\$14,861	\$6,827.99	\$108,338.15
February 8, 2031 – February 7, 2032	\$88,668.09	\$14,861	\$6,964.55	\$110,493.64
February 8, 2032 – February 7, 2033	\$90,707.46	\$14,861	\$7,103.85	\$112,672.31
February 8, 2033 – February 7, 2034	\$92,793.73		\$7,245.92	\$114,900.65
February 8, 2034 – February 7, 2035	\$94,927.99	-	\$7,390.84	\$102,318.83
February 8, 2035 – February 7, 2036	\$97,111.32	-	\$7,538.66	\$104,649.98
February 8, 2036 – February 7, 2037	\$99,247.77	-	\$7,689.43	\$106,937.20
February 8, 2037 – February 7, 2038	\$101,460.99	-	\$7,843.22	\$109,304.21

The parties agree that all parking spaces at the parking lot on the Property provided under this Lease are at no additional cost of the COUNTY during the Term.

LANDLORD agrees to accept all Monthly Rent for the Premises and other payments due from COUNTY to LANDLORD under the Lease via electronic payments directly deposited to LANDLORD's designed bank account. LANDLORD shall complete any and all COUNTY standard forms and provide all information required by COUNTY to process such electronic payments.

2. Effective March 24, 2026, ADD **Paragraph 55, LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE** and **Exhibit "H" – LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE** incorporated and attached herein, which new **Paragraph 55** shall read as follows:

55. LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE: LANDLORD has disclosed to the COUNTY using Exhibit "H" – Levine Act Campaign Contribution Disclosure, whether it has made any campaign contributions of more than \$500 to any member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney] within the earlier of: (1) the date of the submission of LANDLORD's proposal to the COUNTY, or (2) 12 months before the date this Lease was approved by the Board of Supervisors. LANDLORD acknowledges that under Government Code section 84308, LANDLORD is prohibited from making campaign contributions of more than \$500 to any member of the Board of Supervisors or other COUNTY elected officer for 12 months after the COUNTY's consideration of the Lease.

In the event of a proposed amendment to this Lease, the LANDLORD will provide the COUNTY a written statement disclosing any campaign contribution(s) of more than \$500 to any member of the Board of Supervisors or other COUNTY elected officer within the preceding 12 months of the date of the proposed amendment.

Campaign contributions include those made by any agent/person/entity on behalf of the LANDLORD or by a parent, subsidiary or otherwise related business entity of LANDLORD.

3. This Sixth Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Sixth Amendment. The parties shall be entitled to sign and transmit an electronic signature of this Sixth Amendment (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Sixth Amendment upon request.

4. All other provisions and terms of the Lease shall remain the same and are hereby incorporated by reference. In the event of conflict between the Lease and this Sixth Amendment, the provisions and terms of this Sixth Amendment shall control.

END OF THE SIXTH AMENDMENT / SIGNATURE PAGE FOLLOWS

SAN BERNARDINO COUNTY

COMMSTAR5, L.P.

►

Dawn Rowe, Chair, Board of Supervisors

Dated: _____
SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIRMAN OF THE BOARD

Lynna Monell
Clerk of the Board of Supervisors
San Bernardino County

By _____
Deputy

By ► _____
(Authorized signature - sign in blue ink)

Name Stanley Huang
(Print or type name of person signing contract)

Title General Partner
(Print or Type)

Dated: _____

Address 425 S San Gabriel Blvd #900
San Gabriel, CA 91776

FOR COUNTY USE ONLY

Approved as to Legal Form
► _____
John Tubbs II, County Counsel
Date _____

Reviewed for Contract Compliance
► _____
Date _____

Reviewed/Approved by Department
► _____
John Gomez, Real Property Manager, RESD
Date _____



EXHIBIT "H"

Levine Act Campaign Contribution Disclosure (formerly referred to as Senate Bill 1439)

The following is a list of items that are not covered by the Levine Act. A Campaign Contribution Disclosure Form will not be required for the following:

- Contracts that are competitively bid and awarded as required by law or County policy
- Contracts with labor unions regarding employee salaries and benefits
- Personal employment contracts
- Contracts under \$50,000
- Contracts where no party receives financial compensation
- Contracts between two or more public agencies
- The review or renewal of development agreements unless there is a material modification or amendment to the agreement
- The review or renewal of competitively bid contracts unless there is a material modification or amendment to the agreement that is worth more than 10% of the value of the contract or \$50,000, whichever is less
- Any modification or amendment to a matter listed above, except for competitively bid contracts.

DEFINITIONS

Actively supporting the matter: (a) Communicate directly with a member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, District Attorney, Auditor-Controller/Treasurer/Tax Collector] for the purpose of influencing the decision on the matter; or (b) testifies or makes an oral statement before the County in a proceeding on the matter for the purpose of influencing the County's decision on the matter; or (c) communicates with County employees, for the purpose of influencing the County's decision on the matter; or (d) when the person/company's agent lobbies in person, testifies in person or otherwise communicates with the Board or County employees for purposes of influencing the County's decision in a matter.

Agent: A third-party individual or firm who, for compensation, is representing a party or a participant in the matter submitted to the Board of Supervisors. If an agent is an employee or member of a third-party law, architectural, engineering or consulting firm, or a similar entity, both the entity and the individual are considered agents.

Otherwise related entity: An otherwise related entity is any for-profit organization/company which does not have a parent-subsidary relationship but meets one of the following criteria:

- (1) One business entity has a controlling ownership interest in the other business entity;
- (2) there is shared management and control between the entities; or
- (3) a controlling owner (50% or greater interest as a shareholder or as a general partner) in one entity also is a controlling owner in the other entity.

For purposes of (2), "shared management and control" can be found when the same person or substantially the same persons own and manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees, or otherwise share activities, resources, or personnel on a regular basis; or there is otherwise a regular and close working relationship between the entities.

Parent-Subsidiary Relationship: A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

LANDLORD must respond to the questions on the following page. If a question does not apply respond N/A or Not Applicable

1. Name of LANDLORD: CommStarts, L.P.

2. Is the entity listed in Question No. 1 a nonprofit organization under Internal Revenue Code section 501(c)(3)?

Yes If yes, skip Question Nos. 3-4 and go to Question No. 5 No

3. Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, if the individual actively supports the matter and has a financial interest in the decision: STANLEY HUANG, MEMBER

4. If the entity identified in Question No.1 is a corporation held by 35 or less shareholders, and not publicly traded ("closed corporation"), identify the major shareholder(s): N/A

5. Name of any parent, subsidiary, or otherwise related entity for the entity listed in Question No. 1 (see definitions above): N/A

Company Name	Relationship

6. Name of agent(s) of LANDLORD: N/A

Company Name	Agent(s)	Date Agent Retained (if less than 12 months prior)

7. Name of Subcontractor(s) (including Principal and Agent(s)) that will be providing services/work under the awarded contract if the subcontractor (1) actively supports the matter and (2) has a financial interest in the decision and (3) will be possibly identified in the contract with the County or board governed special district. N/A

Company Name	Subcontractor(s):	Principal and/or Agent(s):

8. Name of any known individuals/companies who are not listed in Questions 1-7, but who may (1) actively support or oppose the matter submitted to the Board and (2) have a financial interest in the outcome of the decision: N/A

Company Name	Individual(s) Name

9. Was a campaign contribution, of more than \$500, made to any member of the San Bernardino County Board

of Supervisors or other County elected officer involved with this Contract within the prior 12 months, by any of the individuals or entities listed in Question Nos. 1-8?

No

Yes If yes, please provide the contribution information in Question 11.

10. Has an agent of LANDLORD made a campaign contribution of any amount to any member of the San Bernardino County Board of Supervisors or other elected officer involved with this Contract while award of this Contract is being considered?

No If no, please skip question 11.

Yes If yes, please provide the contribution information in Question 11.

11. Name of Board of Supervisor Member or other County elected officer: N/A

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

Please add an additional sheet(s) to identify additional Board Members or other County elected officers to whom anyone listed made campaign contributions.

By signing the Contract, LANDLORD certifies that the statements made herein are true and correct. LANDLORD acknowledges that agents are prohibited from making any campaign contributions, regardless of amount, to any member of the Board of Supervisors or other County elected officer involved with this Contract, while award of this Contract is being considered and for 12 months after a final decision by the County. LANDLORD understands that the other individuals and entities (excluding agents) listed in Question Nos. 1-8 are prohibited from making campaign contributions of more than \$500 to any member of the Board of Supervisors or other County elected officer involved with this Contract, while award of this Contract is being considered and for 12 months after a final decision by the County.