



**Contract Number**

17-729 A-2

**SAP Number**

## Real Estate Services Department

<b>Department Contract Representative</b>	Terry W. Thompson, Director
<b>Telephone Number</b>	(909) 387-5252
<b>Contractor</b>	Town of Yucca Valley
<b>Contractor Representative</b>	Curtis Yakimow, Town Manager
<b>Telephone Number</b>	(760) 369-7207
<b>Contract Term</b>	3/1/2020 – 2/28/2035
<b>Original Contract Amount</b>	\$1,555,360.00
<b>Amendment Amount</b>	\$425,000.00
<b>Total Contract Amount</b>	\$1,980,360.00
<b>Cost Center</b>	9300061000
<b>GRC/PROJ/JOB No.</b>	65001342
<b>Internal Order No.</b>	

### IT IS HEREBY AGREED AS FOLLOWS:

WHEREAS, the County of San Bernardino ("COUNTY") and the Town of Yucca Valley ("LANDLORD") have previously entered into a Lease Agreement No. 17-729 dated September 12, 2017, as amended by the First Amendment dated April 2, 2019 (the "Lease"), wherein LANDLORD leases certain premises to the COUNTY for a term that is currently scheduled to expire on February 28, 2035; and,

WHEREAS, the LANDLORD and COUNTY desire to amend Paragraph 40.B of the Lease to reflect an increase of \$425,000 to the COUNTY's existing one-time reimbursement obligation to LANDLORD of \$700,000 for new site costs for a revised total reimbursement of \$1,125,000 on the terms and conditions as set forth in this amendment ("Second Amendment").

NOW, THEREFORE, in consideration of mutual covenants and conditions and the foregoing recitals which are hereby incorporated by reference, the parties hereto agree the Lease is amended as follows:

1. Effective as of February 11, 2020, DELETE in its entirety the existing **Paragraph 40, LANDLORD'S IMPROVEMENTS, SUBPARAGRAPH B.** and the existing **Exhibit A-3", New Site Costs,** and SUBSTITUTE therefore the following as a new **Paragraph 40, LANDLORD'S IMPROVEMENTS, SUBPARAGRAPH B.** and a new **Exhibit A-3", New Site Costs,** which is attached to this Second Amendment and incorporated herein by reference:

40. **LANDLORD'S IMPROVEMENTS:**

B. LANDLORD, at its cost but subject to reimbursement by the COUNTY in accordance with this Lease, agrees to make the additional improvements ("Additional Improvements") to the Premises as specifically set forth in **Exhibit "A-3", New Site Costs**. The Additional Improvements shall be completed by the commencement Date. LANDLORD shall, within ninety (90) days of the Commencement Date, submit invoices to COUNTY for the cost of the Additional Improvements, and if the invoices are approved by COUNTY, COUNTY shall reimburse LANDLORD for the cost of the Additional Improvements, provided that COUNTY'S reimbursement obligation shall not exceed One Million One Hundred Twenty Five Hundred Thousand Dollars (\$1,125,000.00). The parties agree that the Additional Improvements set forth in **Exhibit "A-3", New Site Costs**, shall remain the property of the COUNTY during the Term of the Lease, including any extensions thereof.

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

**END OF SECOND AMENDMENT.**

**COUNTY OF SAN BERNARDINO**

**TOWN OF YUCCA VALLEY**

► \_\_\_\_\_  
Curt Hagman, Chairman, Board of Supervisors

By ►   
(Authorized signature - sign in blue ink)

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

Name Jeff Drozd

Lynna Monell  
Clerk of the Board of Supervisors  
of the County of San Bernardino


Title Mayor

By \_\_\_\_\_  
Deputy

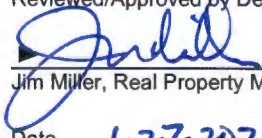
Dated: 01/21/2020

Address 57090 Twentynine Palms Highway  
Yucca Valley, CA 92284

**FOR COUNTY USE ONLY**

Approved as to Legal Form  
►   
Agnes Cheng, Deputy County Counsel  
Date 1/23/2020

Reviewed for Contract Compliance  
► \_\_\_\_\_  
Date \_\_\_\_\_

Reviewed/Approved by Department  
►   
Jim Miller, Real Property Manager, RESD  
Date 1-27-2020

### EXHIBIT "A-3" – NEW SITE COSTS

<b>Description</b>	<b>Units</b>	<b>Per Unit Cost</b>	<b>Total Cost</b>
Book Shelving	1	\$340,000.00	\$340,000.00
Furniture	1	\$210,000.00	\$210,000.00
Surveillance System	1	\$30,000.00	\$30,000.00
Interior Signage	1	\$15,000.00	\$15,000.00
Children's Area & Overall			
Design	1	\$350,000.00	\$350,000.00
Circulation Desk	1	\$20,000.00	\$20,000.00
Misc. IT Supplies/AV			
Equipment	1	\$15,000.00	\$15,000.00
Miscellaneous	1	\$145,000.00	\$145,000.00
<b>Total Reimbursement to TOWN</b>			<b>\$1,125,000.00</b>