#### THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



## **Contract Number**

13-788 A-2

**SAP Number** 

# **Real Estate Services Department**

**Department Contract Representative** Terry W. Thompson, Director **Telephone Number** (909) 387-5000 Contractor TVL Properties, LLC **Contractor Representative** Lourdes Frost, Member **Telephone Number** (909)458-5861 Contract Term 10/1/2013- 10/31/2030 Original Contract Amount \$990.600.00 **Amendment Amount** \$814,332.00 **Total Contract Amount** \$1,804,932.00 7810001000 **Cost Center** GRC/PROJ/JOB No. 5700-3261 **Grant Number (if applicable)** 

### IT IS HEREBY AGREED AS FOLLOWS:

WHEREAS, San Bernardino County ("COUNTY"), as tenant, and TVL Properties, LLC, ("LANDLORD"), as landlord, entered into Lease Agreement, Contract No. 13-788 dated September 24, 2013, as amended by the First Amendment dated May 22, 2018, (collectively, the "Lease"), wherein the LANDLORD leases certain premises located at 536 East Virginia Way in Barstow, as more specifically described in the Lease, to COUNTY for a term that expired on September 30, 2023 but has continued on a permitted month-to-month holdover, and;

WHEREAS, the COUNTY and LANDLORD now desire to amend the Lease to extend the term for a total of five (5) years from November 1, 2025 through October 31, 2030; adjust the monthly rental payments and amend certain other terms of the Lease as set forth in this amendment (the "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. Pursuant to **Paragraph 8, HOLDING OVER**, COUNTY shall, with LANDLORD's express consent granted herein, use the Premises on a month-to-month holdover term for the period of October 1, 2023, through October 31, 2025, in the total amount of \$225,000.00.

- 2. Effective November 1, 2025, pursuant to COUNTY's exercise of a five-year option to extend in **Paragraph 6, OPTION TO EXTEND TERM**, DELETE the existing **Paragraph 3, TERM**, and SUBSTITUTE therefore the following **Paragraph 3, TERM**:
  - 3. **TERM:** The term of the Lease shall be extended for five (5) years, commencing on November 1, 2025, and expiring on October 31, 2030 (the "Second Extended Term").
- 3. Effective November 1, 2025, DELETE the existing **Paragraph 4, RENT** and SUBSTITUTE therefore the following **Paragraph 4, RENT**:
  - A. COUNTY shall pay to LANDLORD the following monthly rental payments in arrears on the last day of each month, commencing on November 1, 2025 and continuing during the remainder of the Second Extended Term, subject to annual increases as more specifically reflected and included in the amounts set forth below

Lease Year	Monthly Rent
November 1, 2025 through October 31, 2026	\$9,250.00
November 1, 2026 through October 31, 2027	\$9,528.00
November 1, 2027 through October 31, 2028	\$9,814.00
November 1, 2028 through October 31, 2029	\$10,108.00
November 1, 2029 through October 31, 2030	\$10,411.00

- B. Rent for any partial month shall be prorated based on the actual number of days of the month. LANDLORD shall accept all rent and other payments from COUNTY under this Lease via electronic funds transfer (EFT) directly deposited into the LANDLORD's designated checking or other bank account.
- C. LANDLORD has registered through San Bernardino County's Electronic Procurement Network (ePro) system at https://epro.sbcounty.gov/epro/ or the SAP system.
- 4. Effective November 1, 2025, DELETE the existing **Paragraph 6, OPTION TO EXTEND TERM** and SUBSTITUTE therefore the following **Paragraph 6, OPTION TO EXTEND TERM**:
  - 6. **OPTION TO EXTEND TERM:** LANDLORD gives COUNTY One (1) five-year option to extend the term of the Lease on the same provisions and conditions as existed as the expiration of the then current term, except for the monthly rent following expiration of Second Extended Term, by COUNTY giving notice to exercise the option to LANDLORD on or prior to the expiration of the then current term or at any time during any holding over pursuant to **Paragraph 8, HOLDING OVER**. The rent for the extended term shall be adjusted by good faith negotiation of the parties to the fair market rental rate then prevailing based upon the rental rates of comparable leased property in San Bernardino County.
- 5. Effective October 21, 2025, DELETE in its entirety existing **Paragraph 54, RESERVED**, and SUBSTITUTE therefore the following as a new **Paragraph 54**, **LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE** and **Exhibit "G" LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE** incorporated and attached herein, which new Paragraph 54 shall read as follows:
  - 54. LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE: LANDLORD has disclosed to the COUNTY using Exhibit "G" 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.

- 6. This Second 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 Second Amendment. The parties shall be entitled to sign and transmit an electronic signature of this Second 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 Second Amendment upon request.
- 7. 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 and conditions of this Second Amendment shall control.

# **END OF SECOND AMENDMENT.**

# SAN BERNARDINO COUNTY

<b>&gt;</b>			
Dawn Rowe, Chair, Board of Supervisors			
Dated:			
SIGNED AND CERTIFIED THAT A COPY OF THIS			
DOCUMENT HAS BEEN DELIVERED TO THE	CUMENT HAS BEEN DELIVERED TO THE		
CHAIRMAN OF THE BOARD			
Lynna Monell			
Clerk of the Board of Supervisors			
San Bernardino County			
Ву			
Deputy			

# TVL PROPERTIES, LLC

By	
	(Authorized signature - sign in blue ink)
Name I	Lourdes Frost
1401110	204140011000
Title Me	ember
Datada	
Dated: _	
Address	PO Box 1299
	Lake Forest, CA 92609

FOR COUNTY USE ONLY			
Approved as to Legal Form	Reviewed for Contract Compliance	Reviewed/Approved by Department	
<b>&gt;</b>		<b>&gt;</b>	
John Tubbs II, Deputy County Counsel			
		John Gomez, Real Property Manager, RESD	
Date	Date	Date	



# EXHIBIT "G" 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.

<u>Agent:</u> 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-subsidiary 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.

<u>Parent-Subsidiary Relationship:</u> 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: TVL Properties	s, LLC		
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 No	os. 3-4 and go to Que	stion No. 5	No ☑
3.	Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, <u>if</u> the individual actively supports the matter <u>and</u> has a financial interest in the decision:			
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):			
5.	Name of any parent, subsidiary, definitions above):	or otherwise related e	ntity for the en	ity listed in Question No. 1 (see
	Company Name Relationship			Relationship
N/	N/A			
			1	
6.	Name of agent(s) of Landlord:			
6.	Name of agent(s) of Landlord:  Company Name	Agent(	s)	Date Agent Retained
6.		Agent(	s)	Date Agent Retained (if less than 12 months prior)
		Agent( Taylor Albright	s)	· ·
	Company Name		s)	· ·
Ar	Company Name  merica West Properties  Name of Subcontractor(s) (incluawarded contract if the subcont	Taylor Albright  Iding Principal and A	gent(s)) that w	· ·
7.	Company Name  merica West Properties  Name of Subcontractor(s) (incluawarded contract if the subcont	Taylor Albright  Iding Principal and A	gent(s)) that w ports the matt act with the Cou	(if less than 12 months prior)  ill be providing services/work under the er and (2) has a financial interest in the
7.	Company Name  merica West Properties  Name of Subcontractor(s) (incluawarded contract if the subcont decision and (3) will be possibly	Taylor Albright  Iding Principal and Aractor (1) actively supidentified in the contra	gent(s)) that w ports the matt act with the Cou	(if less than 12 months prior)  ill be providing services/work under the er and (2) has a financial interest in the inty or board governed special district.
7.	Company Name  merica West Properties  Name of Subcontractor(s) (incluawarded contract if the subcont decision and (3) will be possibly	Taylor Albright  Iding Principal and Aractor (1) actively supidentified in the contra	gent(s)) that w ports the matt act with the Cou	(if less than 12 months prior)  ill be providing services/work under the er and (2) has a financial interest in the inty or board governed special district.

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 <u>and</u> (2) have a financial interest in the outcome of the decision:

	сопрану маше	individual(s) Name
9.	of Supervisors or other County elected officer inve the individuals or entities listed in Question Nos. 1	made to any member of the San Bernardino County Board olved with this Contract within the prior 12 months, by any of -8?
	No ☑	
	Yes   If yes, please provide the contribution in	formation in Question 11.
10		ibution of any amount to any member of the San Bernardino cer involved with this Contract while award of this Contract is
	No ☑ If no, please skip question 11.	
	Yes □ If yes, please provide the contribution in	formation in Question 11.
11	. Name of Board of Supervisor Member or other Co	ounty elected officer:
	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.