



Contract Number

SAP Number

Real Estate Services Department

Department Contract Representative	Terry W. Thompson, Director
Telephone Number	(909) 387-5000
Contractor	Pepper Clinic LLC
Contractor Representative	Philip Lee, Director
Telephone Number	626-384-5050
Contract Term	20 Years, Projected to Commence May 21, 2026 through May 20, 2046
Original Contract Amount	\$116,810,674.97
Amendment Amount	
Total Contract Amount	\$116,810,674.97
Cost Center	7810001000
GRC/PROJ/JOB No.	63004105

Briefly describe the general nature of the contract: The Lease Agreement is for the lease of certain premises, comprising a total of approximately 60,000 square feet, build to suit, three-story clinic with 150 exclusive parking spaces located along North Pepper Avenue in Colton, portions of Accessor's Parcel Numbers 0254-071-10. The term of the lease is for twenty (20) years, which will commence the later of: (i) substantial completion of COUNTY improvements; (ii) certificate of occupancy obtained through the LESSOR; (iii) acceptance by COUNTY of COUNTY improvements subject to minor punch list items. At the end of the term of the lease, the County shall own the property free and clear in fee with no further lease obligations.

FOR COUNTY USE ONLY

Approved as to Legal Form	Reviewed for Contract Compliance	Reviewed/Approved by Department
► SEE SIGNATURE PAGE John Tubbs II, Deputy County Counsel	► _____	► _____ Lyle Ballard, Real Property Manager, RESD
Date _____	Date _____	Date _____