



Contract Number

12-327 A-2

SAP Number

Real Estate Services Department

Department Contract Representative	Terry W. Thompson, Director
Telephone Number	(909) 387-5000
Contractor	Mettl Investments, LLC
Contractor Representative	Ruby H. Lai, Managing Member
Telephone Number	(626) 731-2135
Contract Term	7/1/2012 – 11/30/2024
Original Contract Amount	\$1,424,999
Amendment Amount	\$415,103
Total Contract Amount	\$1,840,102
Cost Center	

IT IS HEREBY AGREED AS FOLLOWS:

WHEREAS, San Bernardino County ("COUNTY"), as a tenant, and Mettl Investments, LLC ("LANDLORD"), as the landlord, previously entered into Lease Agreement, Contract No. 12-327 dated June 5, 2012, as amended by the First Amendment dated June 13, 2017 (collectively, the "Lease"), wherein LANDLORD leases certain premises located at 5585 Riverside Drive, Chino, CA 91710, as more specifically described in the Lease, to the COUNTY for a term that expired on June 30, 2022 and has since continued on a permitted month-to-month holdover: and,

WHEREAS, the COUNTY and LANDLORD now desire to amend the Lease to reflect the COUNTY's exercise the existing extension option to extend the term of the Lease for two (2) years for the period of December 1, 2022 through November 30, 2024, following a permitted holdover for the period of July 1, 2022, through November 30, 2022, adjust the rental rate schedule, and amend certain other terms of the Lease as more specifically set forth in this amendment (the "Second Amendment").

NOW, THEREFORE, in consideration of mutual covenants and conditions, effective as of December 1, 2022 unless otherwise expressly provided herein, the parties hereto agree the Lease, is amended as follows:

1. Pursuant to **Paragraph 7, HOLDING OVER**, County shall, with LANDLORD's express consent granted herein, occupy the Premises on a holdover tenancy for the period from July 1, 2022 through November 30, 2022 in the total amount of \$66,850, calculated as \$13,370.00 per month from July 1, 2022 to November 30, 2022.

2. Effective December 1, 2022, pursuant to COUNTY's exercise of its existing extension option in **Paragraph 5, OPTION TO EXTEND TERM**, EXTEND the term of the Lease as provided in **Paragraph**

2.A, TERM, for two (2) years from December 1, 2022 through November 30, 2024 (the “Second Extended Term”).

3. Effective December 1, 2022, DELETE in its entirety the existing **Paragraph 3.A., RENT**, and SUBSTITUTE, therefore, the following as a new **Paragraph 3.A., RENT**

3. RENT:

A. COUNTY shall pay to LANDLORD the following monthly rental payments for the approximately 6,554 square feet of classroom and office space in arrears on or before the last day of each month, commencing when the Second Extended Term commences and expiring at the end of the Second Extended Term, as more specifically reflected and included in the amounts set forth below:

<u>Lease Year</u>	<u>Total Monthly Payments</u>
December 1, 2022 to November 30, 2023	\$14,156.64
December 1, 2023 to November 30, 2024	\$14,864.47

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4. All other terms and conditions 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

METTL INVESTMENTS, LLC

►

Curt Hagman, Chairman, 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)

Ruby H. Lai

Name _____
(Print or type name of person signing contract)

Title Managing Member

(Print or Type)

Dated: _____

Address 13725 Proctor Avenue, #A

La Puente, CA 91746

FOR COUNTY USE ONLY

Approved as to Legal Form

►

Agnes Cheng, Deputy County Counsel

Date _____

Reviewed for Contract Compliance

►

Date _____

Reviewed/Approved by Department

►

Lyle Ballard, Real Property Manager, RESD

Date _____