

LEASE

THIS LEASE, entered into this 1st day of February 2021, erfgrn by and between Alameda Plaza Associates, a California General Partnership, hereinafter called "LANDLORD," whose address is P.O. Box 277 San Juan Bautista, California, 95045 and San Benito County Sheriff's Department hereafter called "TENANT," whose address is 2301 Technology Parkway Hollister, CA 95023

ARTICLE 1 - PREMISES

1.01 Leased Premises. In consideration of the rents, covenants and agreements herein set forth, Landlord leases to Tenant and Tenant leases from Landlord those certain premises containing approx. 400 SQ FT located in Space B7 of the retail center known as Alameda Plaza, 301 The Alameda, San Juan Bautista, California, 95045.

1.02 Use of Common Area. In addition to the Leased Premises, Tenant shall have the right of nonexclusive use, in common with others, of the hereinafter defined Common Area.

1.03 Quiet Enjoyment. Tenant shall have the right to quiet enjoyment of the Leased Premises subject to the terms, conditions and covenants of this Lease.

1.04 Use of Premises. The Leased Premises shall be used by Tenant solely for the purpose of operating as a San Benito County Sheriff Department Sub Station

Landlord grants tenant the exclusive right to operate a general office within the complex as long as Tenant meets every term and condition of this lease.

Tenant shall not permit all or any part of the Leased Premises to be used for any other business or purpose or by any other person without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

ARTICLE 2 - TERM

2.01 Lease Term. The term of this lease shall be for the initial period of One (1) year commencing February 1, 2021 with Four (4) additional Option Year(s) detailed in EXHIBIT C

ARTICLE 3 - RENT

3.01 Rent. Tenant shall pay as rent to Landlord One Hundred Dollars (\$100.00) per month due & payable on the 1st day of each month.

3.02 Utilities. Landlord is to pay utility charges attributable or apportioned to the Leased Premises, limited to sewer, water, garbage electricity and gas.

ARTICLE 4 - Maintenance by Tenant

4.01 Maintenance by Tenant. Tenant shall at all times keep the Leased Premises and equipment in good order and repair, and in a clean and sanitary condition. Landlord shall maintain and repair all facilities not within the premises.

4.02 Building Maintenance. Landlord shall keep and maintain the structure and exterior walls and roof of the building and the Common Areas in good order and condition, not including exterior doors or any glass or glazing.

4.03 Surrender. On the last day or sooner of the leased term, Tenant shall quit and surrender the premises, broom clean, in good condition and repair (reasonable wear and tear and damage by acts of God or fire excepted). Tenant shall surrender all keys for the Leased Premises to Landlord at its place then fixed for the payment of rent. Tenant shall remove all its trade fixtures, and any alterations or improvements.

ARTICLE 5 – ALTERATIONS

Tenant shall not make any additions, improvements or alterations to the premises without Landlords consent and approval of all regulatory authorities. In making any alterations, additions or improvements which have been consented to in writing by Landlord, and regulatory authorities. Tenant shall comply with the following:

- (a) The alterations and/or working drawings shall be approved by all appropriate government agencies and all applicable permits and authorizations shall be obtained before commencement of work.
- (b) All work shall be completed with due diligence in compliance with the plans and specifications and working drawings and all applicable laws.

On expiration of the term, Tenant shall remove all of its personal property, including but not limited to, trade fixtures and furnishings. Tenant shall perform all restoration made necessary by the removal of all alterations, or Tenant's personal property, or trade fixtures. Personal property integrated into the improvements shall become part of the real estate and may not be removed without the Landlord's written permission.

ARTICLE 6 - INSURANCE

6.01 Public Liability, Property Damage. Tenant agrees, at its own expense, to maintain in full force during the Lease term a policy or policies of comprehensive liability insurance, including property damage, written by one or more responsible insurance companies licensed to do business in California which will insure Tenant and naming Alameda Plaza Associates as additionally insured, against liability for injury to person and/or property and death of any person or persons occurring in or about the premises. The liability under such insurance shall not be less than \$1,000,000.00 for any one accident and not less than \$250,000.00 property damage. The insurance as in this subparagraph may be provided by general policies covering all of Tenants businesses

ARTICLE 7 – SIGNS

Tenant shall comply to signage in accordance with San Juan Bautista's sign ordinance. Additionally, all signs shall be in conformance with the Landlords sign format.

This Lease cannot be amended, altered or modified in any way except in writing signed by all parties hereto.

This Lease contains One (1) exhibit which are attached hereto and made a part of thereof.

IN WITNESS WHEREOF, Landlord and Tenant have signed this day and year as noted below.

LANDLORD:

TENANT:

ALAMEDA PLAZA ASSOCIATES

San Benito County Sheriff Department



James Gibson

Date: 1-22-2021

Date: _____

SCHEDULE OF EXHIBITS

EXHIBIT C RENT SCHEDULE

EXHIBIT C
RENT SCHEDULE

Tenant shall pay to the landlord during each month of the One (1) year lease term the following sums in monthly installments payable in advance on the 1st day of each and every month:

Year 1 \$100.00

Option Year(s)

Upon successful execution or original lease period, Landlord grant to tenant the following option year(s)

Year 2 \$100.00

Year 3 \$100.00

Year 4 \$100.00

Year 5 \$100.00