

AVAILABILITY NOTICE- 55 1st St Lakeport CA

Date: 8/1/25

To:

County of Lake
c/o County Administrative Officer
255 N Forbes St
Lakeport, California 95453

From:

Lakeport Plaza LLC
PO Box 980241
West Sacramento, California 95798

Re: Notice of Availability of Second-Floor Suites (Right of First Refusal)

Dear County Officer,

Pursuant to Section 6 of the Commercial Lease Agreement dated December 1, 2024 (the "Lease"), by and between Lakeport Plaza LLC, and the County of Lake ("Lessee"), Lessor hereby provides this Availability Notice to Lessee of the availability of certain additional premises located within the real property commonly known as 55 1st Street, Lakeport, California 95453 (the "Building").

The available premises are described as follows:

- **Second-Floor Suites:** Suites 215, 216, 217, 218, 219, 220A, 220B, and an additional 94 square feet of Suite 213 (lobby area), comprising approximately 1,403 rentable square feet (the "Available Premises").

Pursuant to the Lease, Lessee is granted a Right of First Refusal (ROFR) to lease the Available Premises on the same terms and conditions set forth in the Lease Agreement. Lessee shall have thirty (30) calendar days from its receipt of this Availability Notice to exercise the Right of First Refusal by providing written notice to Lessor of Lessee's election to lease the Available Premises.

Clarification of Options

- **Option 1 –Lease New Space and Vacating Third-Floor Suites (within 60 days):**
If Lessee elects to vacate its current Third-Floor Suites (Suites 301–305A, inclusive), Lessee's leased premises shall be adjusted to include only:
 - **Existing Second-Floor Premises:** 3,407 sq ft
 - **Newly Added Second-Floor Premises:** 1,403 sq ft
 - **Total Revised Premises:** 4,810 rentable square feet

- **Option 2 – Retaining Third-Floor Suites:**

If Lessee elects to retain the current Third-Floor Suites, the premises shall increase by the Available Premises and total:

- **Existing Premises (Second + Third Floors):** 4,716 sq ft
- **Newly Added Second-Floor Premises:** 1,403 sq ft
- **Total Revised Premises:** 6,119 rentable square feet

Failure to exercise this Right of First Refusal within thirty (30) calendar days shall be deemed a waiver, and Lessor shall be entitled to lease the Available Premises to any other party without further obligation to Lessee.

Please direct any written response to the undersigned at the address listed above.

Sincerely,

Lakeport Plaza LLC (Lessor)

By: _____

Name: Rahul Patel on behalf Lakeport Plaza LLC