

**CALIFORNIA STATE ASSEMBLY  
SATELLITE OFFICE LEASE**

**PREAMBLE:** This lease, made and entered into this **11th** day of **July, 2017** by and between **Lake County** (hereinafter called the "Lessor"), and the **Assembly Committee on Rules, California State Assembly** (hereinafter called the "Rules Committee");

**WITNESSETH**

**1. DESCRIPTION:** The Lessor hereby leases to the Rules Committee and the Rules Committee hereby hires from the Lessor those certain Premises known as 885 Lakeport Blvd., Lakeport, CA 95453

**2. TERM:** This lease shall commence on **August 1, 2017** with a 2 year term end date of June 20, 2019 or until canceled by either party upon thirty (30) days' notice.

**3. RENT:** The Premises is offered to the Rules Committee at a cost of **Fifty Eight Dollars and NO/00 (\$58.00) per month for 116sf.** Rent shall be paid by the 10<sup>th</sup> of each month without Lessor having to submit an invoice.

**4. SERVICES, UTILITIES AND SUPPLIES:** The Rules Committee will use the Premise as general office space for Assemblymember \_\_\_\_\_. Lessor shall furnish to the Rules Committee during the term, at Lessor's sole cost and expense, the following services and utilities:

- A. Initial painting and carpet cleaning prior to occupancy, if applicable
- B. Initial lock and key services.
- C. Janitorial services, including, but not limited to, regular cleaning of office area and restrooms, toilet supplies, and waste disposal.
- D. All utilities except telephone.
- E. A suitable building communications closet or other interface location from which the telephone can access and can feed voice and data transmission to the leased office.
- G. Internal directory and room signs consistent with building standard.
- H. Convenience copier (centrally located copier which is shared by all building occupants).

Rules Committee shall furnish during the term, at Rules Committee's sole cost and expense, the following:

- A. Initial installation and ongoing costs associated with telephones, facsimile and data needs.
- B. Any additional office furniture and equipment.

C. Should the Rules Committee desire exterior building signage, the Lessor reserves the right to approve such signage and its placement location.

**5. HOLD HARMLESS.** Each party agrees to indemnify and hold the other party harmless for any expenses, including attorneys' fees, costs and legal damages, arising from any injury or damage negligently or otherwise caused by the first party in connection with the Premises. For the purposes of this paragraph, the term 'party' includes a party's agents and invitees.

**6. INSURANCE:** The Rules Committee represents that, as an entity of the State of California, it is self-insured against damages, injury and other forms of liability. Lessor shall not be named as an additional insured therein.

**7. NOTICES:** All notices and correspondence herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States Postal Service, certified and postage prepaid, and addressed as follows:

To the Lessor:

Carol J. Huchingson

Telephone: 707-2663-2580

County Administrative Officer

Facsimile: 707-263-1012

255 North Forbes

Lakeport, CA

Federal ID # or Social Security # 94-6000825

To the Lessee:

ASSEMBLY COMMITTEE ON RULES  
1020 N STREET, ROOM 300  
SACRAMENTO, CA 95814

Telephone: (916) 319-3709  
Facsimile: (916) 319-3720

All notices and correspondence shall reference the Tenant and the address of the Premises.

Rent warrants shall be made payable to:

☒ Lessor, and mailed to above address.

Nothing herein contained shall preclude the giving of any such written notice by personal service. The address to which notices and correspondence shall be mailed to either party may be changed by giving written notice to the other party.

**IN WITNESS WHEREOF**, this lease has been executed by the parties hereto as of the date first above written.

**LESSOR:**

\_\_\_\_\_  
\_\_\_\_\_

**LESSEE:**

**ASSEMBLY COMMITTEE ON RULES  
CALIFORNIA STATE ASSEMBLY**

**BY** \_\_\_\_\_  
**JEFF SMITH**  
**CHAIRMAN, BOARD OF SUPERVISORS**

**BY** \_\_\_\_\_  
**DEBRA GRAVERT**  
**CHIEF ADMINISTRATIVE OFFICER**