



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A LEASE AGREEMENT WITH THE JAMES PARKER LIVING TRUST FOR THE NEVADA COUNTY LIBRARY IN THE LAKE CENTER PLAZA, 11010 COMBIE ROAD, AUBURN, CA, FOR THE PERIOD AUGUST 1, 2021 THROUGH JULY 31, 2031, AMENDING THE LIBRARY FY 21/22 BUDGET AND AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE THE LEASE (4/5 AFFIRMATIVE VOTE REQUIRED)

WHEREAS, the Nevada County Library desires to enter into a lease agreement for 2,590 square feet in the Lake Center Plaza located at 11010 Combie Road, Suites 108 and 110, Auburn, CA; and

WHEREAS, the lease will be for a term of ten years commencing on August 1, 2021 and ending on July 31, 2031; and

WHEREAS, base rent for the first year through the fifth year will be \$2,590 per month plus common area (NNN) expenses; and

WHEREAS, rent for months September, October, November, and December of 2021 and January, February, August, and September of 2022 shall be zero dollars in exchange for Tenant Improvements; and

WHEREAS, the base rent will increase to \$2,849 per month commencing August 1, 2026 plus the NNN expenses; and

WHEREAS, there is an option to renew for 2 additional five year terms.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors hereby directs that:

1. The Board approves the Lease Agreement by and between James Parker Living Trust and the County of Nevada for Library space located at 11010 Combie Road, Suites 108 and 110, Auburn, Ca in substantially the form attached hereto, for the period beginning August 1, 2021 and ending July 31, 2031, for a base monthly rental payment for years 1-5 in the amount of \$2,590 per month plus NNN expenses.
2. The Board Chair is authorized to execute the Lease Agreement on behalf of the County of Nevada.
3. The Auditor Controller is directed to release \$21,497 from the Library fund balance and amend the Fiscal Year 2021/22 Library budget as follows:

Increase:

1165-60201-586-1000/521700 \$21,497