



RESOLUTION No. 16-155

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE SUBLEASE AGREEMENT BETWEEN THE ALLIANCE FOR WORKFORCE DEVELOPMENT, INC. AND THE COUNTY OF NEVADA FOR OFFICE SPACE AT THE BRIGHTON GREENS RESOURCE CENTER LOCATED AT 988 MCCOURTNEY ROAD, GRASS VALLEY, CALIFORNIA, AND AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE THE AMENDMENT

WHEREAS, the County of Nevada, as authorized by Resolution 14-545, has entered into a Lease Agreement with M. K. Blake Estate Company for approximately 20,000 square feet of office space at 988 McCourtney Road, Grass Valley, California, which Agreement was subsequently amended through Resolution 15-351; and

WHEREAS, said Lease Agreement provides for the subletting of leased space subject to the Landlord's consent; and

WHEREAS, on January 26, 2016, Resolution 16-051 approved the Sublease Agreement and the Landlord of the building, M. K. Blake Estate Company, would like to make two minor changes in the language of the Agreement; and

WHEREAS, all other terms and conditions of the Sublease Agreement remain in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that the Board of Supervisors hereby approves in the form attached hereto, Amendment No. 1 to the Sublease Agreement with The Alliance for Workforce Development, Inc., pertaining to approximately 1,673 square feet of Brighton Greens Resource Center office space located at 988 McCourtney Road, Grass Valley, CA 95949, and that the Chair of the Board of Supervisors is hereby authorized to execute Amendment No. 1 to the Sublease Agreement on behalf of the County of Nevada.

Funding: 1589-50105-494-5001 – 430200

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 12th day of April, 2016, by the following vote of said Board:

Ayes: Supervisors Nathan H. Beason, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: _____



Dan Miller, Chair

4/12/2016 cc: Facilities*
AC*(hold)

4/15/2016 cc: Facilities*
MKBEC
AC*(release)

**AMENDMENT NO. 1 TO SUBLEASE AGREEMENT FOR OFFICE SPACE LOCATED AT
988 MCCOURTNEY ROAD, GRASS VALLEY, CALIFORNIA**

THIS FIRST AMENDMENT TO SUBLEASE AGREEMENT ("Amendment") as a sublease under that certain Commercial Lease Agreement dated December 2, 2014, therewith (collectively the "Original Lease") and all Amendments by and between M.K. Blake Estate Co., a California Corporation, as Landlord ("Lessor") is executed by and between the COUNTY OF NEVADA, a political subdivision of the State of California, ("Sublessor"), on the one hand, and Alliance for Workforce Development, Inc., (Sublessee) on the other hand, effective as of February 1, 2016. This Amendment amends that certain Sublease Agreement entitled "Sublease Agreement" dated January 26, 2016 ("Sublease Agreement") for office space located at 988 McCourtney Road, Grass Valley, California ("Building").

WHEREAS, the Lessor would like to make two minor changes in the language of the Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. That page 6 paragraph 20 of the Sublease will be amended to read as follows:

Irrespective of any provision in the Sublease to the contrary, Sublessee shall have the right to terminate this Lease with respect to all or part of the Premises upon one hundred and eighty (180) days prior written notice to Sublessor ("Termination Notice") if the funding, whether County, State or Federal, for the program or agency for which the Premises were leased is reduced or withdrawn, or if distribution of State or Federal funds to the County is suspended or delayed for any reason or the United States Department of Labor, the State of California, NoRTEC or the County of Nevada eliminates or reduces the level of financial support it provides to Sublessee.

2. That page 7 under "CONSENT" will be amended to read as follows:

Lessor hereby consents to the above Sublease under Commercial Lease Agreement between M. K. Blake Estate Company and the County of Nevada dated December 2, 2014, as amended by Amendment No. 1 dated July 21, 2015 ("Original Lease"), and Lessor agrees to be bound by all obligations of Lessor as set forth under the Original Lease.

3. In all other respects, the prior agreement of the parties shall remain in full force and effect except as amended herein.

IN WITNESS WHEREOF, the parties hereto have executed or cause this instrument to be executed as of the day and year first above written.

Approved as to form:
COUNTY COUNSEL

By: 

ATTEST:

By: 
Julie Patterson-Hunter
Clerk of the Board

SUBLESSEE:

By: 
Traci Holt
Executive Director

**SUBLESSOR:
COUNTY OF NEVADA**

By: 
Dan Miller
Chair of the Board of Supervisors


CONSENT

Lessor hereby consents to the above Amendment #1 to the Sublease under Commercial Lease Agreement between M. K. Blake Estate Company and the County of Nevada dated December 2, 2014, as amended by Amendment No. 1 dated July 21, 2015 ("Original Lease"), and Lessor agrees to be bound by all obligations of Lessor as set forth under the Original Lease.

Dated: _____

4/12/16**LESSOR:****M.K. Blake Estate Company**

By: _____


Jeffrey Leiter, President