



## RESOLUTION No. \_\_\_\_\_

### OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION ACKNOWLEDGING AND APPROVING THE ASSIGNMENT AND ASSUMPTION OF THE LEASE AGREEMENT FOR THE NEVADA COUNTY LIBRARY IN THE LAKE CENTER PLAZA FROM ASSIGNOR, JAMES PARKER LIVING TRUST, TO ASSIGNEE, PIXIU REAL ESTATE LLC, AND RECOGNIZING PIXIU REAL ESTATE LLC AS THE NEW LESSOR UNDER THE LEASE AGREEMENT

WHEREAS, the County of Nevada previously entered into a lease agreement for the Lake Center Plaza, 11010 Combie Road suites 108 and 110, Auburn, CA 95602 ("Lease Agreement") with James Parker Trust for 2,590 square feet of office space, through Resolution 21-361; and

WHEREAS, the Lease Agreement contained an attornment clause stating, in part, that the Lease Agreement will automatically become a new lease between the County and the new owner of the Lake Center Plaza in the event of the sale of the Lake Center Plaza by James Parker Trust; and

WHEREAS, on August 30, 2022 James Parker Trust sold the Lake Center Plaza to PiXiu Real Estate LLC; and

WHEREAS, on October 1, 2022, James Parker Trust and PiXiu Real Estate LLC entered into an agreement wherein James Parker Trust assigned the Lease Agreement to PiXiu Real Estate LLC and PiXiu Real Estate LLC assumed all obligations and rights under the Lease Agreement; and

WHEREAS, the assignment and assumption does not change any terms pertaining to the Lease Agreement except for that PiXiu Real Estate LLC replaces James Parker Trust as the Lessor.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors hereby acknowledges and approves the assignment and assumption of the Lease Agreement from assignor, James Parker Living Trust, to Assignee, PiXiu Real Estate LLC and recognizes PiXiu Real Estate LLC as the new Lessor under the Lease Agreement.

Funding: 1 165-60201-586-1000/521700