



RESOLUTION No. _____
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

**RESOLUTION APPROVING AMENDMENT NO. 3 TO THE
OBLIGATIONS PERTAINING TO THE LEASE AGREEMENT
FOR THE BRIGHTON GREENS BUSINESS PARK LOCATED AT
988 MCCOURTNEY ROAD, GRASS VALLEY, CALIFORNIA**

WHEREAS, the County of Nevada previously entered into a Lease Agreement for the Brighton Greens Resource Center with M.K. Blake Estate Company as Lessor for 20,000 square feet of office space located at 988 McCourtney Road through Resolution 14-545; and

WHEREAS, Amendment No 1 to the lease agreement for a Tenant Improvement loan was approved through Resolution 15-351; and

WHEREAS, M.K. Blake Estate Company has sold the property known as the Brighton Greens Business Park to 9 Miller Court, LLC and Brighton Greens Ventures, LLC, dba 9 Miller Court Properties; and

WHEREAS, on March 26, 2019 the Board of Supervisors approved Amendment No. 2 through Resolution 19-123 which included the approval of an assumption agreement that 9 Miller Court Properties assumes all obligations of the original lease contract and subsequent Amendment 1 excluding Tenant Improvements and an assignment for the Tenant Improvement Loan to remain with the seller M.K. Blake Estate Company; and

WHEREAS, this amendment approves changes to *Section 4.2.2 Payment of Operating Expenses* of the *Addendum to Standard Industrial/Commercial Multi-Tenant Lease-Net* adjusting the payment terms to a monthly invoice for all Real Property Taxes, Common Area Operating Expenses, and Insurance Premiums to correlate with the monthly rent payments; and

WHEREAS, the amendment approves inclusion of and expands on the reporting requirement to *Section 4.2.2* of the *Addendum to Standard Industrial/Commercial Multi-Tenant Lease-Net* which is also referenced in the *Standard Industrial/Commercial Multi-Tenant Lease-Net 4.2(d)*; and

WHEREAS, all other terms and conditional of the Lease remain in full force and effect.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Supervisors of the County of Nevada, State of California, approves in substantially the form attached hereto, Amendment No. 3 amending the obligations pertaining to the Lease Agreement for the Brighton Greens Business Park located at 988 McCourtney Road, Grass Valley, CA and that the Chair of the Board of Supervisors be and hereby is authorized to execute Amendment No. 3 on behalf of the County of Nevada.

Funding: Health and Human Services Agency 1589-50101-491-4000