

November 22, 2005

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Fifth Amendment to Lease for additional dental office space at
411 Fourth Street, San Rafael

Dear Board Members:

RECOMMENDATION: Approve the attached Fifth Amendment to Lease with Aldo J. Nicolai and authorize the President to execute it on behalf of the County of Marin, and the Secretary to attest it.

SUMMARY: The Department of Health and Human Services has been renting approximately 1,930 square feet of office space for its dental clinic since December 1, 1990. The Department now desires to expand its dental service capabilities by acquiring an additional 1,300 square feet of dental office space adjacent to its existing space. This Fifth Amendment is for a term coincident with the existing lease of five (5) years commencing July 1, 2005, with one (1) five-year option to renew. The rental rate is \$3,185 monthly with 4% annual adjustments. The County retains the right to cancel this amendment if the Landlord does not deliver possession of premises within 60 days of February 1, 2006. County also retains the right of early termination pursuant to Fourth Amendment to Lease. The lease amendment includes construction of ADA improvements which will be installed by Landlord prior to date of possession of County.

FISCAL IMPACT: This increased dental space will add \$184,692.00 over the term of the lease. Funds are available in Budget Account No. 585.

REVIEWED BY:	<input type="checkbox"/>	Auditor Controller	<input checked="" type="checkbox"/>	N/A
	<input checked="" type="checkbox"/>	County Counsel	<input type="checkbox"/>	N/A
	<input type="checkbox"/>	Human Resources	<input checked="" type="checkbox"/>	N/A

Respectfully Submitted,

Terry Toner
Chief Real Property Agent
Real Estate Division

Attachments

c: David Speer, Margaret Kisliuk,
Frima Stewart, Karen Wuopio,
Celia Allen