

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 98-4-1-9 IN THE MATTER OF AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE ADDENDUM WITH APC, INC. FOR ADDITIONAL SPACE FOR THE HUMAN SERVICES COMMISSION AT 895 WILLAMETTE STREET

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County (lessee) to amend the existing lease agreement between Lane County and APC, Inc. (lessor) for office space for the Human Services Commission at 895 Willamette Street and

WHEREAS said amendment will add approximately 890 square feet to the existing lease and extend the existing lease approximately three and one half months through July 1, 2000 and

WHEREAS said lease agreement is beyond the authority of the County Administrator to execute without the Board's authorization

IT IS HEREBY ORDERED that the County Administrator is authorized to execute a lease addendum with APC Inc. substantially similar to attached exhibit "A".

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this 1 day of April, 19 98.

FILED

APR 08 REC'D

COUNTY CLERK

BY M. Bulding

[Signature] Chair, Board of County Commissioners

IN THE MATTER OF AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE ADDENDUM WITH APC, INC. FOR ADDITIONAL SPACE FOR THE HUMAN SERVICES COMMISSION AT 895 WILLAMETTE STREET

APPROVED AS TO FORM Date 3/20/98 lane county [Signature] OFFICE OF LEGAL COUNSEL

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AMENDMENT TO OFFICE LEASE
between
APC, INC.
and
LANE COUNTY HEALTH AND HUMAN SERVICES

DRAFT

RECITALS

- A. APC, Inc. and Lane County Health and Human Services entered into a Lease Agreement dated September 15, 1996 a copy of which is attached as Exhibit "A".
- B. The parties wish to amend the lease as set forth herein:

AGREEMENT

<u>Term</u>	The term will be extended to June 30, 2000
<u>Area Increase</u>	Total area will increase to 1,800 SF as outlined on attached Exhibit "B".
<u>Monthly Base Rental</u>	Monthly Base Rental will increase to \$2,384.00.
<u>Lease Consideration</u>	Lease Consideration will increase to \$2,384.00.
<u>Additional Rent: Tenant Improvements</u>	The cost of any and all agreed upon tenant improvements paid by Landlord, are to be paid as Additional Rent with the amount to be amortized over the remaining term of the lease at the rate of ten (10%) percent.
<u>Proportionate Share</u>	Tenant's Proportionate Share will increase to 2.89%.
<u>Effective</u>	The effective date of this amendment is on the first day of possession or completion of tenant improvements, whichever occurs first, and continuing through June 30, 2000.
<u>Other Provisions</u>	All other terms and conditions of the original lease dated September 15, 1996, shall remain in full force and effect.

AGREED AND ACCEPTED:

This ____ Day of March, 1998

By:

 Carol McGuigan, Secretary
 APC, Inc.
 Landlord

 Lane County Health and Human Svcs.
 Tenant