

LEASE

Health Services Department
CCHP – Enhanced Care Management
1340 Arnold Drive, Suite 125
Martinez, California

This lease is dated July 1, 2023 (the “**Effective Date**”), and is between RPE MUIR, LLC, a California limited liability company (“**Lessor**”) and the County of Contra Costa, a political subdivision of the State of California (“**County**”).

Recitals

- A. Lessor is the owner of the building located at 1340 Arnold Drive in Martinez (the “**Building**”).
- B. Lessor and the County are parties to a lease dated February 12, 2015, as amended (the “**Original Lease**”), under which the County is leasing approximately 2,094 square feet of office space known as Suite 125 in the Building (the “**Premises**”), along with the non-exclusive use of seven parking stalls.
- C. The Original Lease expired on March 31, 2022. On March 31, 2022, the parties agreed to extend the term of the Original Lease on a month-to-month basis. With the execution of this lease, the Original Lease is terminated.

The parties therefore agree as follows:

Agreement

- 1. Lease of Premises. In consideration of the rents and subject to the terms of this lease, Lessor hereby leases to the County and the County hereby leases from Lessor, the Premises.
- 2. Term. The “**Term**” of this lease is comprised of an Initial Term and, at the County’s election, Renewal Terms, each as defined below.
 - a. Initial Term. The “**Initial Term**” is five years, commencing on July 1, 2023 (the “**Commencement Date**”), and ending June 30, 2028.
 - b. Renewal Terms. The County has two options to renew this lease for a term of two years for each option (each, a “**Renewal Term**”) upon all the terms and conditions set forth in this lease.

- i. The County will provide Lessor with written notice of its election to renew the lease 30 days prior to the end of the Term. However, if the County fails to provide such notice, its right to renew the lease will not expire until 15 working days after the County's receipt of Lessor's written demand that the County exercise or forfeit the option to renew.
 - ii. Upon the commencement of a Renewal Term, all references to the Term of this lease will be deemed to mean the Term as extended pursuant to this Section.
- 3. Rent. The County shall pay rent ("**Rent**") to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the first day of each month during the Initial Term and, if applicable, the Renewal Terms, in the amounts set forth below:

<u>Initial Term</u>	<u>Monthly Rent</u>
July 1, 2023 - June 30, 2024	\$3,978.60
July 1, 2024 - June 30, 2025	\$4,097.96
July 1, 2025 - June 30, 2026	\$4,220.90
July 1, 2026 - June 30, 2027	\$4,347.52
July 1, 2027 - June 30, 2028	\$4,477.95

First Renewal Term

July 1, 2028 - June 30, 2029	\$4,612.29
July 1, 2029 - June 30, 2030	\$4,750.66

Second Renewal Term

July 1, 2030 - June 30, 2031	\$4,893.18
July 1, 2031 - June 30, 2032	\$5,039.97

Rent for any partial month will be prorated and computed on a daily basis with each day's rent equal to 1/30 of the applicable monthly fractional rent.

- 4. Tenant Improvements. Lessor shall cause the following improvements (together, the "**Tenant Improvements**") to be made to the Premises within 60 days after the Commencement Date:
 - a. Coffee Bar. Add a Coffee Bar in the approximate location shown in Exhibit A, using materials similar in quality to kitchenettes and coffee bars installed in other County-occupied suites in the complex. The Coffee Bar is to include a solid-surface countertop and upper and lower cabinets.

- b. New Flooring. Replace carpet throughout suite in style and color to be chosen by County and install new LVT in front of where the new Coffee Bar will be installed.
 - c. Paint. Touch up paint, as needed. Add accent wall color on one wall (as indicated in Exhibit A) in each office in color to be determined by County.
 - d. Ceiling Tiles. Replace damaged and/or stained ceiling tiles.
 - e. Blinds. Replace blinds with new building standard.
5. Use. County may use the Premises for the purpose of conducting various functions of County and any other purpose permitted by law, provided such use is not specifically prohibited by the building rules and regulations set forth in Exhibit B - Building Rules and Regulations.
6. Obligation to Pay Utilities and Janitorial. Lessor shall pay for all gas and electricity, water, sewer, and refuse collection services provided to the Premises, provided, however, if County installs a supplemental cooling unit, then Lessor shall install a separate meter to measure the electrical consumption of such cooling unit and County will reimburse Lessor for the actual cost of the electrical consumption of such cooling unit and the cost for the meter, including installation. Lessor shall pay for all janitorial services provided to the Premises, which services are to conform to the specifications set forth in Exhibit C – Janitorial Specifications.
7. Maintenance and Repairs.
- a. Roof and Exterior of Premises. Lessor shall keep the roof and exterior of the Premises in good order, condition, and repair, and shall maintain the structural integrity of the Building, including the exterior doors and their fixtures, closers and hinges, exterior windows, glass and glazing, and all locks and key systems used in the Premises.
 - b. Interior of Premises. County shall keep and maintain the interior of the Premises in good order, condition, and repair, but Lessor shall repair damage to the interior caused by its failure to maintain the exterior in good repair, including damage to the interior caused by roof leaks and/or interior and exterior wall leaks. The County may install and maintain an alarm system, if deemed necessary by County.
 - c. Utility Systems. Lessor shall repair and maintain the electrical, lighting, water and plumbing systems in good order, condition, and repair.
 - d. HVAC. Lessor shall maintain and repair the heating, ventilating, and air-conditioning (HVAC) systems.

- e. Parking; Exterior Lighting; Landscaping. Lessor shall maintain the parking lot exterior lighting system, and landscaping, in good order, condition and repair.
 - f. Services by Lessor. If County determines that the Premises are in need of maintenance, construction, remodeling or similar work that is beyond Lessor's responsibilities under this lease, at County's request, Lessor shall perform the work at County's expense. In performing the work, Lessor shall consult with County and use either licensed insured contractors or employees of Lessor. Lessor shall obtain County's prior written approval of the scope, terms, and cost of any contracts. County may, by giving Lessor 30 days prior written notice, change the scope of work, terminate any or all work, or require that work be performed by a different contractor.
8. Quiet Enjoyment. Provided the County is in compliance with the material terms of this lease, Lessor shall warrant and defend County in the quiet enjoyment and possession of the Premises during the Term.
9. Assignment and Sublease. County has the right to assign this lease or sublease the Premises or any part of the Premises at any time during the Term with the written approval of Lessor, which approval will not be unreasonably withheld or delayed. Upon the assignment of the lease by County, the County will have no further obligation under the lease.
10. Alterations; Fixtures and Signs. County may (i) make any lawful and proper minor alterations to the Premises and (ii) attach fixtures and signs ("**County Fixtures**") in or upon the Premises. Any County Fixtures will remain the property of County and may be removed from the Premises by County at any time during the Term. County is responsible for the cost of all alterations and County Fixtures. All alterations and County Fixtures are subject to Lessor's approval and must comply with existing code requirements and building standards. In the event that County installs an alarm system, at the end of the lease term County will be responsible for the removal of the equipment and repairs of any damages to the walls.
11. Insurance.
- a. Liability Insurance. Throughout the Term, the County shall maintain in full force and effect, at its sole expense, a general self-insurance program covering bodily injury (including death), personal injury, and property damage, including loss of use. The County shall provide Lessor with a letter of self-insurance affirming the existence of the self-insurance program.
 - b. Self-Insurance Exclusion. The County's self-insurance does not provide coverage for (i) areas to be maintained by Lessor under this lease, or (ii) negligence, willful misconduct, or other intentional act, error or omission of Lessor, its officers, agents, or employees.

12. Surrender of Premises. On the last day of the Term, or sooner termination of this lease, the County shall peaceably and quietly leave and surrender to Lessor the Premises, along with appurtenances and fixtures at the Premises (except County Fixtures), all in good condition, ordinary wear and tear, damage by casualty, condemnation, acts of God and Lessor's failure to make repairs required of Lessor excepted. The County is not responsible for painting or for repairing or replacing any floor coverings in the Premises upon the expiration or earlier termination of this lease.
13. Waste, Nuisance. The County may not commit, or suffer to be committed, any waste upon the Premises, or any nuisance or other act or thing that may disturb the quiet enjoyment of any other occupant of the Building.
14. Inspection. Lessor, or its proper representative or contractor, may enter the Premises by prior appointment between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday, holidays excepted, to determine that (i) the Premises is being reasonably cared for, (ii) no waste is being made and that all actions affecting the Premises are done in the manner best calculated to preserve the Premises, and (iii) the County is in compliance with the terms and conditions of this lease.
15. Perilous Conditions. If the County's Director of Public Works becomes aware of a perilous condition on the Premises that, in his or her opinion, substantially and significantly threatens the health and safety of County employees and/or invitees (a "**Perilous Condition**"), the Director of Public Works, or his or her designee, will immediately notify Lessor of the Perilous Condition and Lessor shall use best efforts to immediately eliminate the Perilous Condition.

Lessor shall immediately address any condition reasonably constituting an emergency, whether Lessor learns of the condition through the County or otherwise.

If Lessor fails to address a Perilous Condition within 24 hours after the County's notice or to immediately address an emergency, the County may attempt to resolve the Perilous Condition or emergency. Lessor shall reimburse the County for any costs incurred by the County in addressing the Perilous Condition or emergency promptly upon receipt of the County's invoice.

16. Destruction. If damage occurs that causes a partial destruction of the Premises during the Term from any cause and repairs can be made within 60 days from the date of the damage under the applicable laws and regulations of government authorities, Lessor shall repair the damage promptly. Such partial destruction will not void this lease, except that the County will be entitled to a proportionate reduction in Rent while the repairs are being made. The proportionate reduction in Rent will be calculated by multiplying Rent by a fraction, the numerator of which is the number of square feet that are unusable by the County and the denominator of which is the total number of square feet in the Premises.

If repairs cannot be made in 60 days, the County will have the option to terminate the lease or request that Lessor make the repairs within a reasonable time, in which case, Lessor will make the repairs and Rent will be proportionately reduced as provided in the previous paragraph.

This lease will terminate in the event of the total destruction of the Premises.

17. Hazardous Material. Lessor warrants to the County that Lessor does not have any knowledge of the presence of Hazardous Material (as defined below) or contamination of the Building or Premises in violation of environmental laws. Lessor shall defend, save, protect and hold the County harmless from any loss arising out of the presence of any Hazardous Material on the Premises that was not brought to the Premises by or at the request of the County, its agents, contractors, invitees or employees. Lessor acknowledges and agrees that the County has no obligation to clean up or remediate, or contribute to the cost of cleanup or remediation, of any Hazardous Material unless such Hazardous Material is released, discharged or spilled on or about the Premises by the County or any of its agents, employees, contractors, invitees or other representatives. The obligations of this Section shall survive the expiration or earlier termination of this lease.

“Hazardous Material” means any substance, material or waste, including lead based paint, asbestos and petroleum (including crude oil or any fraction thereof), that is or becomes designated as a hazardous substance, hazardous waste, hazardous material, toxic substance, or toxic material under any federal, state or local law, regulation, or ordinance.

18. Indemnification.

- a. County. The County shall defend, indemnify and hold Lessor harmless from the County's share of any and all claims, costs and liability for any damage, injury or death of or to any person or the property of any person, including attorneys' fees, caused by the willful misconduct or the negligent acts, errors, or omissions of the County, its officers, agents or employees in using the Premises pursuant to this lease, or the County's performance under this lease, except to the extent caused or contributed to by (i) the structural, mechanical, or other failure of buildings owned or maintained by Lessor, and/or (ii) the negligent acts, errors, or omissions of Lessor, its officers, agents, or employees.
- b. Lessor. Lessor shall defend, indemnify and hold the County harmless from Lessor's share of any and all claims, costs and liability for any damage, injury or death of or to any person or the property of any person, including attorneys' fees, caused by the willful misconduct or the negligent acts, errors or omissions of Lessor, its officers, agents, employees, with respect to the Premises, or Lessor's performance under this lease, or the Lessor's performance, delivery or supervision of services at the Premises, or by the structural, mechanical or other failure of buildings owned or maintained by Lessor, except to the extent caused or contributed to by the negligent acts, errors, or omissions of the County, its officers, agents, or employees.

19. Default.

The occurrence of any of the following events is a default under this lease:

a. County.

- i. The County's failure to pay Rent within ten business days after receipt of a written notice of failure (a "**Notice**") from Lessor to County; provided, however, that County will have additional time if its failure to pay Rent is due to circumstances beyond its reasonable control, including, without limitation, failure of the County's Board of Supervisors to adopt a budget. In no event may such additional time exceed 75 days from receipt of a Notice.
- ii. The County's failure to comply with any other material term or provision of this lease if the failure is not remedied within 30 days after receipt of a Notice from Lessor to the County specifying the nature of the breach in reasonably sufficient detail; provided, however, if the default cannot reasonably be remedied within the 30-day period, then a default will not be deemed to occur until the occurrence of the County's failure to comply within the period of time that may be reasonably required to remedy the default, up to an aggregate of 90 days, provided the County commences curing the default within 30 days and thereafter diligently proceeds to cure the default.

- b. Lessor. Lessor's failure to perform any obligation under this lease if the failure is not remedied within 30 days after receipt of a Notice from the County to Lessor specifying the nature of the breach in reasonably sufficient detail; provided, however, if the breach cannot reasonably be remedied within the 30 day period, then a default will not be deemed to occur until the occurrence of Lessor's failure to perform within the period of time that may be reasonably required to remedy the breach, up to an aggregate of 90 days, provided Lessor commences curing the breach within 30 days and thereafter diligently proceeds to cure the breach.

20. Remedies.

- a. Lessor. Upon the occurrence of a default by the County, Lessor may, after giving the County written notice of the default, and in accordance with due process of law, reenter and repossess the Premises and remove all persons and property from the Premises.
- b. County. Upon the occurrence of a default by Lessor, the County may (i) terminate this lease by giving written notice to Lessor and quit the Premises without further cost or obligation to County or (ii) proceed to repair or correct the failure and, at County's option, either deduct the cost thereof from Rent due to Lessor, or invoice Lessor for the cost of repair, which invoice Lessor shall pay promptly upon receipt.

21. Notices. Any notice required or permitted under this lease must be in writing and sent by overnight delivery service or registered or certified mail, postage prepaid and directed as follows:

To Lessor: RPE Muir, LLC.
1343 Locust Street #24
Walnut Creek, CA 94596

With a copy to: Bay Wide Properties
251 Lafayette Circle #120
Lafayette, CA 94549

To County: Principal Real Property Agent
Contra Costa County
Public Works Department
Attn: Principal Real Property Agent
255 Glacier Drive
Martinez, CA 94553

Either party may at any time designate in writing a substitute address for the address set forth above and thereafter notices are to be directed to such substituted address. If sent in accordance with this Section, all notices will be deemed effective (i) the next business day, if sent by overnight courier, or (ii) three days after being deposited in the United States Postal system.

22. Successors and Assigns. This lease binds and inures to the benefit of the heirs, successors, and assigns of the parties hereto.
23. Holding Over. Any holding over after the Term of this lease is a tenancy from month to month and is subject to the terms of this lease.
24. Time is of the Essence. In fulfilling all terms and conditions of this lease, time is of the essence.
25. Governing Law. The laws of the State of California govern all matters arising out of this lease.
26. Severability. In the event that any provision of this lease is held to be invalid or unenforceable in any respect, the validity and enforceability of the remaining provisions of this lease will not in any way be affected or impaired.

[Remainder of Page Intentionally Left Blank]

27. Entire Agreement; Construction; Modification. Neither party has relied on any promise or representation not contained in this lease. All previous conversations, negotiations, and understandings are of no further force or effect. This lease is not to be construed as if it had been prepared by one of the parties, but rather as if both parties prepared it. This lease may be modified only by a writing signed by both parties.

The parties are executing this lease on the date set forth in the introductory paragraph.

COUNTY OF CONTRA COSTA, a
political subdivision of the State of
California

RPE MUIR LLC

By: _____
Brian M. Balbas
Public Works Director

By: _____
Ronald P. Elvidge
President

RECOMMENDED FOR APPROVAL:

By: _____
Jessica L. Dillingham
Principal Real Property Agent

By: _____
Margaret J. Eychner
Senior Real Property Agent

APPROVED AS TO FORM
THOMAS L. GEIGER, COUNTY COUNSEL

By: _____
Kathleen M. Andrus
Deputy County Counsel

ME:aa
WLP/WLG436
G:\realprop\LEASE MANAGEMENT\MARTINEZ\1340 ARNOLD DR STE 125 - T00744\LEASES\1340 Arnold Dr, Ste 125 - 2023
Lease\1340 Arnold Dr, Ste 125 - 2023 Lease - V3.docx

Exhibit A

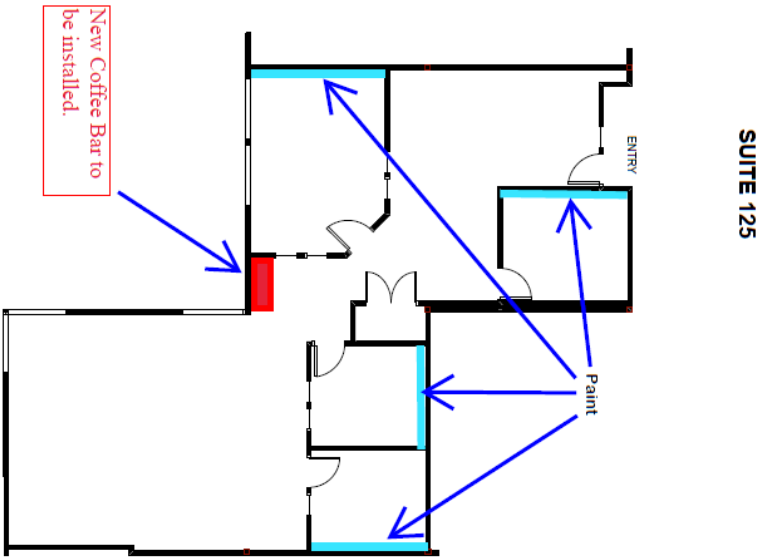


Exhibit A

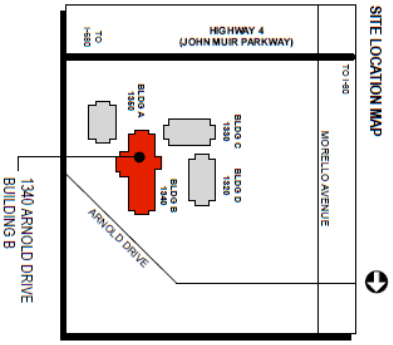
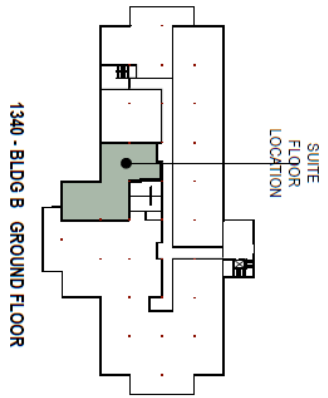


Exhibit B

BUILDING RULES AND REGULATIONS

CONTRA COSTA COUNTY

1340 Arnold Drive, Suite 125, Martinez, California

1. No sign, placard, picture, advertisement, name or notice shall be installed or displayed on any part of the outside or inside of the Building without the prior written consent of Lessor. Lessor shall have the right to remove, at County's expense and without notice, any sign installed or displayed in violation of this rule. All approved signs or lettering on doors and walls shall be printed, painted, affixed or inscribed at the expense of County by a person chosen by Lessor.
2. If Lessor objects in writing to any curtains, blinds, shades, screens or hanging plants or other similar objects attached to or used in connection with any window or door of the Premises, County shall immediately discontinue such use. No awning shall be permitted on any part of the Premises. County shall not place anything against or near glass partitions or doors or windows which may appear unsightly from outside the Premises.
3. County shall not obstruct any sidewalks, halls, passages, exits, entrances, elevators, or stairways of the Building. The halls, passages, exits, entrances, elevators, and stairways are not open to the general public. Lessor shall in all cases retain the right to control and prevent access thereto of all persons whose presence in the judgment of Lessor would be prejudicial to the safety, character, reputation and interest of the Building and its Tenants/County; provided that nothing herein contained shall be construed to prevent such access to persons with whom County normally deals in the ordinary course of its business, unless such persons are engaged in illegal activities. No employee or invitee of County shall go upon the roof of the Building.
4. The directory of the Building will be provided exclusively for the display of the name and location of all tenants in the building including the County.
5. All cleaning and janitorial services for the Building and the Premises shall be provided exclusively through Lessor, and except with the written consent of Lessor, no person or persons other than those approved by Lessor shall be permitted to enter the Building for the purpose of cleaning the same. County shall not cause any unnecessary labor by carelessness or indifference to the good order and cleanliness of the Premises. Lessor shall not in any way be responsible to any County for any loss of personal property on the Premises, however occurring, or for any damage to any County's personal property by the janitor or any other employee or any other person.
6. Lessor will furnish County, at County's cost (unless such cost is paid from any County improvement allowance, if applicable, available to County by Lessor); with six keys to each

door lock in the Premises. Lessor may make a reasonable charge for any additional keys. County shall not make or have made additional keys, and County shall not alter any lock or install a new additional lock or bolt on any door of its Premises. County, upon the termination of its tenancy, shall deliver to Lessor the keys of all doors which have been furnished to County, and in the event of loss of any keys so furnished, shall pay Lessor therefor.

7. If County requires telegraphic, telephonic, burglar alarm or similar services, it shall first obtain, and comply with, Lessor's instructions in their installation.
8. Any freight elevator shall be available for use by all Tenants in the Building, subject to such reasonable scheduling as Lessor in its discretion shall deem appropriate. No equipment, materials, furniture, packages, supplies, merchandise or other property will be received in the Building or carried in the elevators except between such hours and in such elevators as may be designated by Lessor.
9. County shall not place a load upon any floor of the Premises that exceeds the load per square foot that such floor was designed to carry and which is allowed by law. Lessor shall have the right to prescribe the weight, size and position of all equipment, materials, furniture or other property brought into the Building. Heavy objects shall, if considered necessary by Lessor, stand on such platforms as determined by Lessor to be necessary to properly distribute the weight. Business machines and mechanical equipment belonging to County, which cause noise or vibration that may be transmitted to the structure of the Building or to any space therein to such a degree as to be objectionable to Lessor or to any Tenants/County in the Building, shall be placed and maintained by County, at County's expense, on vibration eliminators or other devices sufficient to eliminate noise or vibration. The persons employed to move such equipment in or out of the Building must be acceptable to Lessor. Lessor will not be responsible for loss of, or damage to, any such equipment or other property from any cause, and all damage done to the Building by maintaining or moving such equipment or other property shall be repaired at the expense of County. COUNTY shall notify Lessor of the names of all persons or companies to be employed or retained by County to move equipment or other articles in or out of the Building or Premises on behalf of the County (collectively, "movers") prior to commencing any moving. County shall reasonably cooperate with Lessor to cause all such movers to maintain the following insurance in connection with the moving of equipment or other articles in or out of the Building or Premises, as the case may be (and to provide Lessor with a certificate of insurance evidencing such insurance is being maintained): (i) workers compensation insurance in such amounts as may be required by law; and (ii) commercial general liability insurance (including owned and non-owned automobile liability), on an occurrence basis, with limits of no less than \$1,000,000 per occurrence. Such commercial general liability policies shall (i) name Lessor and its managing agent as additional insureds; and (ii) is primary to and non-contributory with any insurance policies carried by Lessor or such managing agent.
10. County shall not use or keep in the Premises any kerosene, gasoline or other inflammable or combustible fluid or material other than those limited quantities necessary for the operation or maintenance of office equipment. County shall not use or permit to be used in the Premises any foul or noxious gas or substance, or permit or allow the Premises to be occupied or used

in a manner offensive or objectionable to Lessor or other occupants of the Building by reason of noise, odors or vibrations, nor shall County bring into or keep in or about the Premises any birds or animals.

11. County shall not use any method of heating or air-conditioning other than that supplied by Lessor.
12. County shall not waste electricity, water or air-conditioning and agrees to cooperate fully with Lessor to assure the most effective operation of the Building's heating and air-conditioning and to comply with any governmental energy-saving rules, laws or regulations of which County has actual notice, and shall refrain from adjusting controls. County shall keep corridor doors closed, and shall close window coverings at the end of each business day.
13. Lessor reserves the right, exercisable without notice and without liability to County, to change the name and street address of the Building.
14. Lessor reserves the right to exclude from the Building between the hours of 6 P.M. and 7 A.M. the following day, or such other hours as may be established from time to time by Lessor, and on Sundays and legal holidays, any person unless that person is known to the person or employee in charge of the Building and has a pass or is properly identified. County shall be responsible for all persons for whom it requests passes and shall be responsible for all acts of such persons. Lessor shall not be liable for damages for any error with regard to the admission to or exclusion from the Building of any person. Lessor reserves the right to prevent access to the Building in case of invasion, mob, riot, public excitement or other commotion by closing the doors or by other appropriate action.
15. County shall close and lock the doors of its Premises and entirely shut off all water faucets or other water apparatus, and electricity, gas or air outlets before County and its employees leave the Premises. County shall be responsible for any damage or injuries sustained by other Tenants/County or occupants of the Building or by Lessor for noncompliance with this rule.
16. County shall not obtain for use on the Premises food, beverage, towel, car washing or detailing or other similar services or accept barbering, bootblackening or car washing or detailing service upon the Premises, except at such hours and under such regulations as may be fixed by Lessor.
17. The toilet rooms, toilets, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed and no foreign substance of any kind whatsoever shall be thrown therein. The expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the County who, or whose employees or invitees, shall have caused it.
18. County shall not sell, or permit the sale at retail, of newspapers, magazines, periodicals, theater tickets or any other goods or merchandise to the general public in or on the Premises.

County shall not make any room-to-room solicitation of business or activity other than that specifically provided for in the County's lease.

19. County shall not install any radio or television antenna, loudspeaker or other device on the roof or exterior walls of the Building. County shall not interfere with radio or television broadcasting or reception from or in the Building or elsewhere.
20. County shall not mark, drive nails, screw or drill into the partitions, woodwork or plaster or in any way deface the Premises or any part thereof. Lessor reserves the right to direct electricians as to where and how telephone and telegraph wires are to be introduced to the Premises. County shall maintain their telephone, telegraph, telecommunications wires and systems. County shall not cut or bore holes for wires. County shall not affix any floor covering to the floor of the Premises in any manner except as approved by Lessor. County shall repair any damage resulting from noncompliance with this rule.
21. County shall not install, maintain or operate upon the Premises any vending machine without the written consent of Lessor.
22. Canvassing, soliciting and distribution of handbills or any other written material, and peddling in the Building are prohibited, and each Tenant/County shall cooperate to prevent same.
23. Lessor reserves the right to exclude or expel from the Building any person who, in Lessor's judgment, is intoxicated or under the influence of liquor or drugs or who is in violation of any of the Rules and Regulations of the Building.
24. County shall store all its trash and garbage within its Premises. County shall not place in any trash box or receptacle any material that cannot be disposed of in the ordinary and customary manner of trash and garbage disposal. All garbage disposals shall be made in accordance with the directions issued from time to time by Lessor.
25. The Premises shall not be used for the storage of merchandise held for sale to the general public, or for lodging or for manufacturing of any kind, nor shall the Premises be used for any improper, immoral or objectionable purpose. No cooking shall be done or permitted by any Tenant/County on the premises except that use by County of Underwriters' Laboratory-approved equipment for brewing coffee, tea, hot chocolate, and similar beverages shall be permitted, provided that such equipment and use is in accordance with all applicable federal, state, county and city laws, codes, ordinances, rules and regulations.
26. County shall not use in any space or in the public halls of the Building any hand trucks except those equipped with rubber tires and side guards or such other material-handling equipment as Lessor may approve. County shall not bring vehicles or bicycles of any kind into the Building.

27. Without the written consent of Lessor, County shall not use the name of the Building in connection with or in promoting or advertising the business of County except as County's address.
28. County shall comply with all safety, fire protection and evacuation procedures and regulations established by Lessor or any other governmental agency.
29. County assumes any and all responsibility for protecting its Premises from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Premise closed.
30. The requirements of County will be attended to only upon appropriate application to the office of the Building by an authorized individual: Employees of Lessor shall not perform any work or do anything outside of their regular duties unless under specific instruction by Lessor.
31. County shall not park its vehicles in any parking areas designated by the Lessor as areas for parking by visitors to the Building. County shall not leave vehicles in the Building parking areas overnight nor park any vehicles in the Building parking areas other than automobiles, motorcycles, motor driven or non-motor driven bicycles or four wheeled trucks. County shall direct its agents, guests, affiliates, visitors and invitees coming to the Project for conferences, training or meetings to park in the overflow parking area designated by the Lessor ("Conference Parking"). Lessor, at Lessor's sole discretion, shall have the right to relocate said Conference Parking. Lessor shall provide County a minimum of a twenty-four (24) hour written notice of such relocation, unless such relocation is due to an emergency or other situation that Lessor was not provided ample notification of.
32. Lessor may waive any one or more of these Rules and Regulations for the benefit of County or any other Tenant, but no such waiver by Lessor shall be construed as a continuous waiver of such Rules and Regulations in favor of County or any other Tenant, nor prevent Lessor from thereafter enforcing any such Rules and Regulations against the County or any or all of the other Tenants of the Building.
33. These Rules and Regulations are in addition to, and shall not be construed to in any way modify or amend, in whole or in part, the terms, covenants, agreements and conditions of any lease of premises in the Building.
34. Lessor reserves the right to make such other reasonable Rules and Regulations as, in its judgment, may from time to time be needed for safety and security, for care and cleanliness of the Building and for the preservation of good order therein. County agrees to abide by all such Rules and Regulations hereinabove stated and for any additional rules and regulations that are adopted.
35. County shall be responsible for the observance of all foregoing rules by County's employees, agents, clients, customers, invitees and guests.

Exhibit C

JANITORIAL SPECIFICATIONS

CONTRA COSTA COUNTY
1340 Arnold Drive, Suite 125, Martinez, California

Lessor shall cause janitorial services provided to Premises to meet or exceed the following standards:

DAILY SERVICES

1. Clean all restrooms thoroughly each day, including, but not limited to, fixtures, mirrors, hardware, wash basins, partitions, doors, and tile surfaces.
2. Disinfect all toilets, urinals, and wash basins and mop floors nightly.
3. Inspect supplies in restroom dispensers daily and replace as necessary.
4. Empty and wipe out ash trays with a damp cloth.
5. Empty all trash containers throughout the premises.
6. Clean and disinfect drinking fountains.
7. Vacuum or spot-vacuum carpets as necessary around entry and heavy traffic areas. Spot-clean carpets periodically as needed.
8. Remove spots and finger marks from glass on entry doors and all interior partitions.
9. Dust counter tops, desk tops, cabinets, tables, low wall partitions, window sills, and telephones.
10. Sweep uncarpeted floors nightly and spot-mop as needed.

WEEKLY SERVICES

1. Vacuum all carpets thoroughly throughout the premises.
2. Dust building completely.
3. Mop all vinyl floor areas weekly and strip, wax, and buff when necessary.
4. Replace trash container liners as necessary.

TWICE YEARLY

1. Wash windows, window screens, and glass on both sides two times per year in May and November.
2. Clean all ventilation grills.

ONCE YEARLY

1. Wash and clean all light fixtures inside and outside.

SUPPLIES AND EQUIPMENT

1. Lessor shall furnish all paper supplies, such as seat covers, towels, toilet tissue, sanitary napkins, soap for sink dispensers, and trash container liners.
2. Lessor shall furnish all equipment, tools, and cleaning supplies such as carpet cleaner, disinfectant, wax, and other supplies or chemicals required.

MISCELLANEOUS

1. Lessor shall cause the janitor room to be kept neat, clean, and free of debris.
2. Lessor shall cause the janitor to lock all doors and windows, set night lights and alarm system before leaving building at the end of the day.
3. Lessor shall keep all sidewalks broom clean and landscaping free of debris within a 12-foot distance from the perimeter of the building.