

LEASE

DISTRICT ATTORNEY'S OFFICE
611 Las Juntas Street
Martinez, California

This lease is dated as of March 1, 2025, and is between Lippow Development Co., a California corporation (“**Lessor**”) and the County of Contra Costa, a political subdivision of the State of California (“**County**”).

Recitals

- A. Lessor is the owner of real property located at 611 Las Juntas Street, Martinez, California (the “**Premises**”). The Premises has been improved with an approximately 6,320 square foot building.
- B. Lessor and County are parties to a lease dated January 20, 2015, as amended by a first amendment dated April 21, 2015, under which the County is leasing the Premises (the “**Original Lease**”) from Lessor.
- C. On November 1, 2024, the parties agreed to extend the Original Lease on a month-to-month basis.
- D. The parties now desire to terminate the Original Lease and enter into this lease. Upon commencement of this lease, the Original Lease will terminate.

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 County and County hereby leases from Lessor, the Premises.
- 2. Term. The “**Term**” of this lease is comprised of an Initial Term and, at County’s election, Renewal Terms, each as defined below.
 - a. Initial Term. The “**Initial Term**” is three years, commencing on March 1, 2025 (the “**Commencement Date**”) and ending February 29, 2028.
 - b. Renewal Terms. County has one option to renew this lease for a term of three years (a “**Renewal Term**”) upon all the terms and conditions set forth in this lease.

- i. County will provide Lessor with written notice of its election to renew the lease 90 days prior to the end of the Term. However, if County fails to provide the notice, its right to renew the lease will not expire until 10 working days after County’s receipt of Lessor’s written demand that 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. County shall pay rent (“**Rent**”) to Lessor monthly in advance beginning on the Commencement Date. Rent is payable on the tenth day of each month during the Initial Term and, if applicable, the Renewal Terms, in the amounts set forth below:

a. Initial Term.

<u>Months</u>	<u>Monthly Rent</u>
March 1, 2025 – February 28, 2026	\$7,478.00
March 1, 2026 – February 28, 2027	\$7,702.00
March 1, 2027 – February 29, 2028	\$7,933.00

b. Renewal Term.

<u>Months</u>	<u>Monthly Rent</u>
March 1, 2028 – February 28, 2029	\$7,573.00
March 1, 2029 – February 28, 2030	\$7,818.00
March 1, 2030 – February 28, 2031	\$8,071.00

Rent for any fractional month will be prorated and computed on a daily basis with each day’s rent equal to one-thirtieth (1/30) of the monthly Rent.

4. Tenant Improvements. Lessor shall cause the following tenant improvements to be made to the Premises (together, the “**Tenant Improvements**”):

- a. Install new carpet, in accordance with the bid from Straus Carpet Company, a copy of which is attached to this lease as Exhibit A.
- b. Paint interior, in accordance with the bid from Royal Painting and Decoration, a copy of which is attached to this lease as Exhibit B.

The County will reimburse the Lessor for one half of the total cost of the Tenant Improvements; provided, however, the County’s share may not exceed \$21, 512.50. The Lessor shall invoice the County for its share of the cost of the Tenant Improvements upon

completion of the Tenant Improvements. County shall pay Landlord within sixty (60) days from the date of said invoice.

5. Additional Rent. In addition to the Rent set forth above, County shall pay Lessor the CAM, Real Property Taxes and Insurance, all as defined below (together, “**Additional Rent**”), paid or incurred by Lessor in any calendar year (or portion thereof).

“CAM” means fire alarm monitoring services, quarterly fire sprinkler inspection services, security alarm monitoring, Lessor maintenance and repairs costs identified in Section 7c, and standby water fees charged by the City of Martinez.

“**Real Property Taxes**” means and includes all taxes, assessments (amortized over the longest period available to Lessor) levied or assessed upon the Premises, any state or local business taxes or fees measured by or assessed upon gross rentals or receipts, and other governmental charges, general and special, including, without limitation, assessments for public improvements or benefits, that are, during the Term of this lease, assessed, levied, and imposed by any government authority upon the Premises and paid or incurred. Real Property Taxes do not include any late fees or penalties, any municipal, county, State or Federal net income, estate, succession, inheritance, sales, use or franchise taxes of Lessor or documentary transfer taxes, or tax increases of any kind in connection with the transfer, sale or change in ownership of all or part of the Premises.

“**Insurance**” means the All-Risk Property Insurance maintained by Lessor covering the Premises and all improvements thereto for perils including fire and earthquake, if applicable, for an amount equal to full replacement cost; liability and other insurance that Lessor reasonably deems necessary on the Premises or that may be required by Lessor’s mortgagee, including, but not limited to, earthquake, and flood insurance during the Term.

6. Payment of Additional Rent.

- a. Annual Estimate. At the beginning of each calendar year, Lessor shall provide County with a reasonable estimate of the amount of Additional Rent due for the upcoming year (or portion thereof). The amount will be divided by the number of months in the year (or portion thereof) to determine the “**Estimated Monthly Additional Rent**”.
- b. Monthly Payments. County shall pay the Estimated Monthly Additional Rent monthly in advance on the first day of each month. Charges for any fractional month will be prorated and computed on a daily basis with each day’s charges equal to one-thirtieth (1/30) of the then current Estimated Monthly Additional Rent.
- c. Annual Reconciliation. Within 180 days after the end of the calendar year, or, if applicable, within 180 days after the end of the term, Lessor shall (i) calculate the actual Estimated Monthly Additional Rent due for the relevant period, and (ii) provide County with a statement that compares the actual expenses incurred by

Lessor for the relevant period with the total payments of Estimated Monthly Additional Rent paid by the County during the relevant period (a "**Reconciliation Statement**"). If County's total payments of Estimated Monthly Additional Rent for the period are less than the amount of actual expenses incurred by Lessor, County shall pay to Lessor the amount of the deficiency within 60 days after receipt of the Reconciliation Statement. If County's total payments of Estimated Monthly Additional Rent for the period exceed actual expenses incurred by Lessor for the period, Lessor shall refund the excess to County within 60 days after the County's demand therefor.

- d. Inspection of Books. County has the right to inspect and audit Lessor's books and records relating to the amounts charged to County as Additional Rent and to set forth specific objections to amounts charged to County. Lessor shall retain all relevant records for at least two years. County shall cause any inspection to occur within eighteen months of receipt of the Reconciliation Statement. County may not cause the inspection to occur more than once in any twelve-month period. In no event may this section be deemed to allow any review of Lessor's records by any subtenant of County. In the absence of manifest error on the part of Lessor, County may not withhold payment of the invoice until after the completion of the inspection.
 - e. Initial Estimate. For the period beginning on the Commencement Date and continuing through February 28, 2026, Lessor has determined that the Estimated Monthly Additional Rent to be \$2,345.00.
7. Maintenance and Repairs. Lessor and County will share responsibility for keeping the Premises in good order, condition and repair, as set forth below. Access to the Premises by Lessor is subject to Section 10 - Inspection.
- a. Roof and Exterior of Premises. Lessor shall keep the roof and exterior of the Premises in good order, condition and repair, and maintain the structural integrity of the building. Notwithstanding the previous sentence, if the County makes any alterations to the Premises pursuant to Section 13 – Alterations, or attaches County Fixtures, as defined below, and the alterations or County Fixtures cause any damage to the roof or exterior of the Premises, the County shall repair the damage at its expense. Lessor shall, at its cost, maintain, repair and /or replace the exterior doors and their fixtures, closer and hingers, exterior windows, glass and glazing, used in the Premises. County shall provide all locks and keys systems used in the Premises.
 - b. Interior of the 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.
 - c. Utilities. Lessor shall repair and maintain the electrical, lighting, water and plumbing systems in good order, condition and repair, but the County shall effect minor repairs to such systems, that is, those that cost \$1,000.00 or less, at County expense.

- d. HVAC. Lessor shall maintain and repair the heating, ventilating, and air-conditioning (HVAC) systems.
- e. Fire Extinguishers and Smoke Alarms. County shall provide fire extinguishers and smoke alarms in the Premises as directed by the Fire Marshall. County shall maintain, repair and replace the fire extinguishers and smoke alarms as needed.
8. Use. County may use the Premises for the purpose of conducting various functions of County and any other purpose permitted by law.
9. Obligation to Pay Utilities. County shall pay for all gas and electric service, water (including water stand-by fees to service the fire sprinkler system), sewer, refuse collection, internet, cable television and telephone services provided to the Premises.
10. Quiet Enjoyment. Provided 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.
11. 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 with at least 24 hours' notice, 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) County is in compliance with the terms and conditions of this lease.
12. Assignment and Sublease. County has the right to assign this lease or sublease the Premises or any part of it at any time during the Term subject to Lessor's approval, which shall not be unreasonably withheld. Upon the assignment of the lease by County, the County will have no further obligation under the lease. County shall provide Lessor with a copy of the lease assignment agreement and/or sublease agreement.
13. 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.
14. Insurance.
 - a. Liability Insurance. Throughout the Term, 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.

County shall provide Lessor with a letter of self-insurance affirming the existence of the self-insurance program.

- b. Self-Insurance Exclusion. 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.
15. Surrender of Premises. On the last day of the Term, or sooner termination of this lease, 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. 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.
16. Waste, Nuisance. 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.
17. 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 by phoning the 24-hour emergency phone number, 1-888-770-7574, with specific explanation and details on the conclusions and findings made by the County's Director of Public Works and Lessor shall use best efforts with due diligence at all times to eliminate the Perilous Condition as quickly as reasonably possible.

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 forty-eight (48) hours after County's notice or to immediately address an emergency situation, County may attempt to resolve the Perilous Condition or emergency situation. Lessor shall reimburse County for any direct costs incurred by County in addressing the Perilous Condition or emergency situation promptly upon receipt of County's invoice.

18. Destruction. If damage occurs that causes a partial destruction of the Premises during the Term from any cause, and repairs can be finalized within sixty (60) days from the date of the damage under the applicable laws and regulations of governmental authorities, Lessor shall repair the damage promptly, unless there are less than ninety (90) days remaining under the Term and the cost of the repair would exceed Seventy-Five Thousand Dollars (\$75,000), in which case, either party may elect to terminate the lease. Such partial destruction will not void this lease, except that, if the lease is not terminated pursuant to

terms herein, County will be entitled to a proportionate reduction in Rent while 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 County and the denominator of which is the total number of square feet in the Premises.

If repairs cannot be finalized in sixty (60) days, County will have the option to terminate the lease or waive its right in writing to terminate the lease and request that Lessor make the repairs within a reasonable time. If County requests that the repairs be made, Lessor will make the repairs unless there are , in which case, Lessor will make the repairs unless there are (i) less than ninety (90) days remaining under the Term or (ii) the cost of the repair would exceed Seventy-Five Thousand Dollars (\$75,000.00), in which case, either party may elect to terminate the lease. 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.

19. Hazardous Material. Lessor warrants to County that Lessor does not have any actual or current 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 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 County, its agents, contractors, invitees or employees. Lessor acknowledges and agrees that County has no obligation to clean up or remediate or contribute to the cost of clean up or remediation, of any Hazardous Material unless such Hazardous Material is released, discharged or spilled on or about the Premises by 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.

20. Indemnification.
 - a. County. County shall defend, indemnify and hold Lessor harmless from 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 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 the building maintained by Lessor pursuant to the Lease terms herein, and/or (ii) the negligent acts, errors, or omissions of Lessor, its officers, agents, or employees.

- b. Lessor. Lessor shall defend, indemnify and hold 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 the building maintained by Lessor pursuant to the Lease terms herein, except to the extent caused or contributed to by the negligent acts, errors, or omissions of County, its officers, agents, or employees.

21. Default.

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

a. County.

- i. 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 at which time said outstanding amount shall accrue interest at twelve percent (12%) per annum until total outstanding amount is paid in full.
- ii. 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 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 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 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 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.

22. Remedies.

- a. Lessor. Upon the occurrence of a default by County, Lessor may, after giving County written notice of the default, and in accordance with due process of law, (i) terminate the lease by giving written notice to County, and/or (ii) reenter and repossess the Premises and remove all persons and property from the Premises.
- b. County. Upon the occurrence of a default by Lessor, County may (i) terminate this lease by giving written notice to Lessor and quit the Premises and deliver unfettered and unencumbered possession of the Premises to Lessor without further cost or obligation to County or (ii) proceed to repair or correct the failure, but only if the cost to repair or correct the failure is Seventy-Five Thousand Dollars (\$75,000) or less and there are ninety (90) days or more remaining under the Term. If County elects to repair or correct a failure in accordance with this Section 22, at its option, County may either deduct the cost thereof from Rent (not to exceed 50% of the monthly rent payment at any one time) due to Lessor, or invoice Lessor for the cost of repair, which invoice Lessor shall pay promptly upon receipt.

23. 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: Lippow Development Company
610 Las Juntas Street
Martinez, CA 94553
Attn: Larry Lippow

Copy to: Windsor Management Corporation
935 Moraga Road, Suite 200
Lafayette, CA 94549
Attn: Property Manager

To County: Contra Costa County
Public Works Department
40 Muir Road
Martinez, CA 94553
Attn: Principal Real Property Agent

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 the 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.

24. Successors and Assigns. This lease binds and inures to the benefit of the heirs, successors, and assigns of the parties hereto.
25. Holding Over. Any holding over by County after the expiration of the lease term or any extension thereto, with the consent of Lessor, shall be a month-to-month tenancy at a Rent equal to one hundred ten percent (110%) plus CAM of the preceding month's Rent, payable in advance and otherwise subject to the terms of the Lease and any extensions thereto, as applicable, until County or Lessor terminates the tenancy by giving the other party thirty (30) days prior written notice.
26. Time is of the Essence. In fulfilling all terms and conditions of this lease, time is of the essence.
27. Governing Law. The laws of the State of California govern all matters arising out of this lease.
28. 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]

29. 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

LIPPOW DEVELOPMENT COMPANY

By: _____
Warren Lai
Director of Public Works

By: _____
Larry Lippow
President/CEO

RECOMMENDED FOR APPROVAL:

By: _____
Laura Lippow
Secretary/Treasurer

By: _____
Jessica L. Dillingham
Principal Real Property Agent

By: _____
Stacey Sinclair
Senior Real Property Agent

APPROVED AS TO FORM
THOMAS L. GEIGER, COUNTY COUNSEL

By: _____
Kathleen M. Andrus
Deputy County Counsel

EXHIBIT A



California State Contractor's License No. 464457
 2828 Ford St
 Oakland, CA 94601
 (510) 428-2828
 (800) 648-2828
 Fax (510) 534-0307

JKRASH@WINDSORM.COM

Date DECEMBER 10, 20 24

Name WINDSOR MANAGEMENT Phone JANE 925.310.4135

Address 935 MORAGA RD # 20 City LAFFETTE

Ship To _____

Address 611 LAS JUNTAS ST. City MARTINEZ 94553

Installation Date BID Salesperson TON

SIZE	DESCRIPTION	PER SQ. FT.	AMOUNT
<u>512 YARDS</u>	<u>AAADDIN RESTFUL TREE 28218 TUNDRA 935</u>		
	<u>24" x 24" CARPET TILE</u>		
	<u>REMOVE AND RECYCLE EXISTING CARPET, PAD, STRIP, AND CARPET TILE</u>		} \$24,019 ⁰⁰
	<u>INSTALL IN ALL AREAS CARPETED NOW EXCEPT BEHIND ROLLING FILE DOORS (AS PER ANN)</u>		
	<u>REMOVE AND REPLACE FURNITURE (SMALL ITEMS TO BE PACKED BY STAFF)</u>		
	<u>WORK TO BE DONE DURING NORMAL BUSINESS HOURS MONDAY THROUGH FRIDAY FROM 8:30 AM - 5:00 PM</u>		
<u>C.A.R.E.</u>	<u>CALIF CARPET RECYCLING FEE - 99¢ / YARD</u>		<u>506⁰⁰</u>

NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanic's lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against the property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor or (2) any other method or device which is appropriate under the circumstances. Title to the above described merchandise shall remain in seller's name until paid for in full. In the event purchaser fails to pay when due and seller must resort to collector or suit court, any collector's fees or court cost and reasonable attorney's fees will be paid by purchaser.

A FINANCE CHARGE OF 1 1/2% per month charged on past due accounts, which is an ANNUAL PERCENTAGE RATE OF 18%.

All deposits are non-refundable after 60 days and material will be put back in stock for sale. Straus Maintenance is not responsible for non-performance caused by mill delays, transportation delays, acts of God, or acts beyond our control. Contract subject to manager's approval.

WE DO NOT CUT DOORS

Sale	
Tax	
Total	\$24,525 ⁰⁰
Deposit	
Bal.	
C.O.D.	

3% Credit Card Convenience Fee

EXHIBIT B

Royal Painting and Decoration.

Commercial & Residential

LIC # 1024244

Office (510) 540-6578

11/22/24

Proposal Submitted to:	Job Site:
Jonny Borroel.	611 Las Juntas St.
Windsor Property Management	Lippow Development Co. c/o Windsor Management
Email: jborroel@windsorm.com	Martinez CA. 94553

Job Site: Completed interior painted at: 611 Las Juntas St. Martinez CA.

1. Properly prepare all surfaces to be painted; that is, to scrape, sand, feather, caulk, glaze, patch and all necessary areas so that a uniform and smooth finished product is obtained.
2. This estimate includes preparation, priming and finish coats in the following rooms:
**Completed interior walls all unit (Offices), hallways store and some ceilings.
Metal doors frames, all natural wood doors, baseboards and some frames and tile ceilings are not included in this estimate to be painted.**
3. All walls will be primed (as needed) and finish coated (2 completed coats) to cover, final coats will be paint as customer request witch brand of the paint will be used eggshell.
4. **All colors to be chosen by client.**
5. Full protection of interior floors and furniture + clean up.

All material is guaranteed to be as specified, and the above work to be performed in accordance with drawings and specifications submitted for above work and completed in a professional manner with payments to be made as follow, for the sum of dollars. in three payments.

Interior offices painted \$ 18,500.00

1/3 due at commencement of work

1/3 Progress payment after 50% of the work is completed

1/3 upon satisfactory completion

2Years Guarantee

1645 Prince St, Berkeley CA, 94703 Office (510) 540-6578 License # 1024244 fully Insured