

ADDENDUM NO. 1
AGREEMENT TO LEASE ADDITIONAL CLASSROOMS
AT THE OLD GALLINAS SCHOOL SITE
August 14, 2017

DESCRIPTION AND LOCATION

This Addendum between the Community Action Marin (CAM) and the San Rafael City Schools are hereby amending the terms of the *Facility Use Agreement* that was approved by the Board on April 18, 2016.

DISTRICT:	TENANT:
San Rafael City School	Community Action Marin (CAM)
310 Nova Albion Way	23 Mary Street
San Rafael, CA 94903	San Rafael, CA. 94901

This addendum consists of 2 page:

- 1 The terms of this Agreement shall be extended for one (1) year(s). The commencement date shall be August 14, 2017 ("Commencement Date") and unless sooner terminated under any provision hereof, this Agreement shall end on June 30, 2018 ("Term").
- 2 At District's sole discretion, this Agreement may be extended on mutually agreed upon terms and conditions beyond the Term described in Section 1 for one (1) additional five (5) year term.

The District hereby amends section "**1. Premises**" of the Facility Use Agreement approved on April 18, 2017 to leases to CAM two (2) additional 960 square feet classrooms at Old Gallinas School.

- 3 **1. PREMISES:** The District hereby leases to CAM, and CAM hereby hires from the District the premises and facilities known as Old Gallinas, classrooms 2, 5, 6, 7, 8, 10, and the library and office complex, for a total of ~~9,539~~ **8579** square feet, and located at 251 North San Pedro Road, San Rafael, CA, County of Marin, State of California (hereafter "Premises"). Included in this Agreement are the fixtures affixed to the Premises.

*In addition, the district has relocated two (2) portable classroom to the site for use by CAM (~~1929~~ **1920** square feet) effective September 1, 2014 which will increase the total overall square footage ~~to 8,573~~ **from 8579 to 10499** square feet.*

In addition CAM has located one (1) classroom portable that they own onto District property for their use for \$1.00.

In addition, the District has two additional classrooms #1 or #2 (TBD) and #3 for use by CAM (1920 square feet) effective 09/01/2017 which increase the total overall square footage from 10,499 to 12,419

The District hereby amends section "**4. RENTS**" of the Facility Use Agreement approved on April 18, 2017:

- 4 **4. RENT:** As rent for the premises and fixtures, CAM shall pay the District the sum of nine thousand six hundred fifty three dollars (\$9,563.00) per month from July 1, 2015 through June 30, 2018 for a total of one hundred fifteen thousand eight hundred thirty six dollars (\$115,836)

per fiscal year. The payment shall be made in the following manner: Payable in either one lump sum at the beginning of the Agreement, or in 12 monthly payments due in advance, on the 1st of each month during the term of this Agreement. The rent shall increase by 3% annually at the beginning of each fiscal year.

CAM shall pay the District the sum of twelve thousand one hundred thirteen dollars (\$12,113) per month from September 1, 2017 through June 30, 2018 for a total of one hundred forty five thousand three hundred fifty six dollars (\$145,356) per fiscal year, based upon a rate of \$0.9754 per square foot. The payment shall be made in the following manner: Payable in either one lump sum at the beginning of the Agreement, or in 12 monthly payments due in advance, on the 1st of each month during the term of this Agreement. The rent shall increase by 3% annually at the beginning of each fiscal year.

5. This Agreement can only be renewed by a separate writing executed by both Parties that complies with all of the following provisions:

- a) It specifically authorizes further tenancy by Contractor/Tenant and specifies the terms of that tenancy
- b) It is approved by District's governing board

ACCEPTED AND AGREED on the date indicated below:

Dated: _____, 20__

Dated: _____, 20__

SAN RAFAEL SCHOOL DISTRICT

Community Action Marin (CAM)

By: _____
Douglas Marquand
Assistant Superintendent, Business Services

By: _____
Kristen Brock
Executive Director

End of Addendum