

FIRST AMENDMENT TO LEASE AGREEMENT NO. 30089

This First Amendment ("Amendment A") to Lease Agreement 30089 (hereinafter, "LEASE") is entered into as of July 9, 2024, between FAIRWAY PROPERTIES, LLC ("LESSOR"), a California limited liability company, and the COUNTY OF TULARE ("COUNTY"), a political subdivision of the State of California. LESSOR and COUNTY are together "PARTIES" to this agreement, which is made with reference to the following:

- A. On September 18, 2012, the Joe and Cora Gong Family Limited Partnership and the Tom and Sarah Gong Family Limited Partnership and COUNTY entered into Tulare County Agreement No. 25690 for the Alteration and Lease of the real property located at 520 E. Tulare Ave. and 822 S. Santa Fe St. (re-addressed as 942 S. Santa Fe St.) in the City of Visalia, to house the Health & Human Services Agency (HHS) for a term of seven (7) year, ending September 30, 2020; and,
- B. On November 25, 2014, the Joe and Cora Gong Family Limited Partnership and the Tom and Sarah Gong Family Limited Partnership, transferred title to the real property to Fairway Properties, LLC. "LESSOR," therefore, refers to FAIRWAY PROPERTIES, LLC; and,
- C. On June 14, 2016, LESSOR and COUNTY agreed to amend Agreement No. 25690 to construct two (2) exam rooms. LESSOR agreed to have the rooms constructed in exchange for COUNTY reimbursing LESSOR for all costs of construction after the work was completed; and,
- D. On January 10, 2017, LESSOR and COUNTY entered into a Second Amendment to the Lease (Tulare County Agreement No. 25690-B) as the First Amendment to Lease (Tulare County Agreement No. 25690-A) did not reflect the costs of building permits for the work. Pursuant to the Agreement No. 25690-B, COUNTY agreed to reimburse LESSOR for the cost of the building permits; and,

TULARE COUNTY AGREEMENT NO. 30089-A

- E. Tulare County Agreement No. 25690 expired on September 30, 2020, and entered holdover status effective October 1, 2020, while LESSOR and COUNTY were negotiating a lease renewal; and,
- F. On February 23, 2021, LESSOR and COUNTY entered into a new lease (Tulare County Agreement No. 30089) for a term of five (5) five-years, including two (2) five (5) year options to renew; and,
- G. The PARTIES now desire to amend the LEASE in order to account for mutually agreed-upon alterations to the Premises.

ACCORDINGLY IT IS AGREED as follows:

1. Paragraph 5.1 is added to Tulare County Lease Agreement No. 30089 as of the date of this Amendment, to read, in full, as follows:
2. **"COMPLETION OF WORK AND REIMBURSEMENT:** LESSOR will cause the "Work" referenced in the attached Exhibit B to be completed at LESSOR's expense. The Work shall begin within 60 days of Board Approval of this Amendment. County shall reimburse Lessor THREE HUNDRED SIXTY-THREE THOUSAND FOURTY FOUR DOLLARS (\$363,044) for alterations to the Premises referenced in Exhibit B. These improvements shall become payable upon completion of the Work." The Work is subject to Prevailing Wage requirements described in paragraph 11 of Tulare County Lease Agreement No. 30089.

Except as amended, all other terms and conditions of the LEASE shall remain in full force and effect.

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THE PARTIES, having read and considered the above provisions, indicate their agreement by their authorized signatures below:

LESSOR

FAIRWAY PROPERTIES, LLC

Date 6/5/2024

By: [Signature]
Joe Y. Gong

Date 6/5/2024

By: [Signature]
Tommy Q. Gong

Note: Pursuant to California Corporations Code section 17703.01, County policy requires that contracts with a Limited Liability Company be signed by at least two managers, unless the contract is accompanied by a certified copy of the articles of organization stating that the LLC is managed by only one manager.

COUNTY

COUNTY OF TULARE

By: [Signature] 7/9/2024
Chair, Board of Supervisors

ATTEST: JASON T. BRITT
County Administrative Office / Clerk of
the Board of Supervisors

By: [Signature]



Approved as to form:
County Counsel

By: Patrick Beck
Deputy County Counsel
Matter ID: 2023226

Exhibit A-Vicinity Map
520 E. Tulare Ave and 942 S. Sante Fe St., Visalia, CA

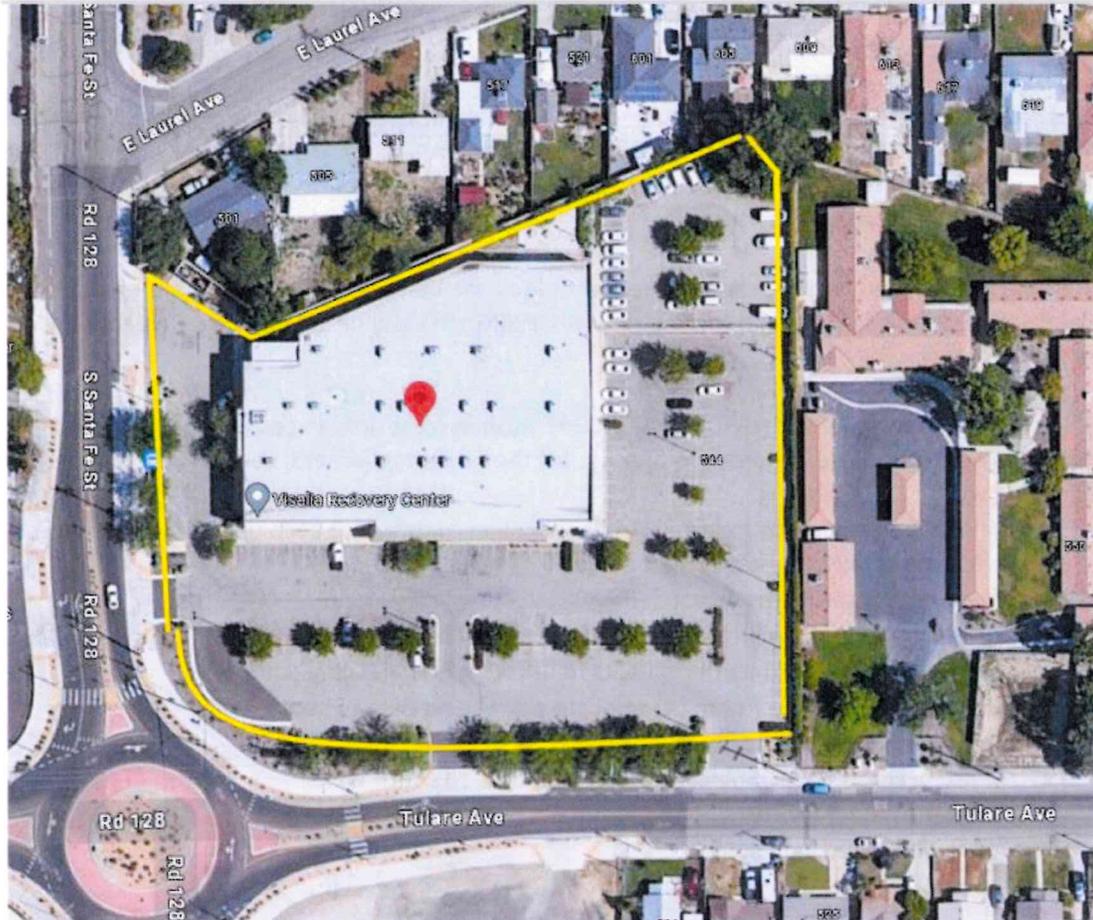


Exhibit B

520 E. Tulare Ave. and 822 S. Santa Fe. St., Visalia

Work to be completed by Lessor

1. Installation of Luxury Vinyl Tile (LVT) flooring + 4" Rubber Base in all corridor areas, Landings (4), Reception #102 + 103, 1st-floor Group rooms + Conference Rooms #105 A + B and #137, and 2nd-floor conference rooms. Remove and replace 86 carpet tiles on the first floor and remove and replace 46 carpet tiles on the second floor.
2. Expand the fenced parking area on the east side of the building using existing materials. Remove a section of the gate for access to the back (North side) of the building. Relocate badge reader.
3. Lessee will coordinate with COUNTY and CORE Business Interiors to construct additional offices using AI wall base. In order to prepare for the additional offices, Lessor will have the following work completed:
 - Relocate existing light fixtures. Add new power and data (2 each per office) to each office along with dedicated light switch for each.
 - Relocate fire sprinklers as needed.
 - Relocate safety exit sign from back of offices to hallway.
 - Add new supply and return registers to offices with balancing dampers.
 - Meeting room 105B- Room (A) relocate power and data to south wall.
 - Relocate the fire strobe to hallway.
 - Meeting room 105B- Relocate power and data to south wall.
 - Add return duct for HVAC.
 - Add a dedicated light switch.

EXHIBIT C
Visalia Adult
Clinic 520 E Tulare
Ave. Visalia, Ca
93292

Specifications for Data Related Work
to be completed by Vendor

1. Badge Access Control Door Requirements

1. Original hardware will need to be moved forward with the existing fence. See figure 1. Object 10
2. Card readers will be reused and brought up as well. See diagram. Fig. 1 objects 1-4 will be moved to objects 5-8.
3. We recommend a new strike be installed on the fence gate which this hardware is made specifically for gates and more secure. See figure 2 object 9.
4. New 18/6 Shielded direct burial low voltage cable (See figure 3) ran from all 4 new badge readers back to the data room. See figure 1 objects 5-8.
5. New 18/2 shielded direct burial low voltage cable (See figure 4) will need to be ran from the strike in the gate door to the data room. (18/4 would also work)

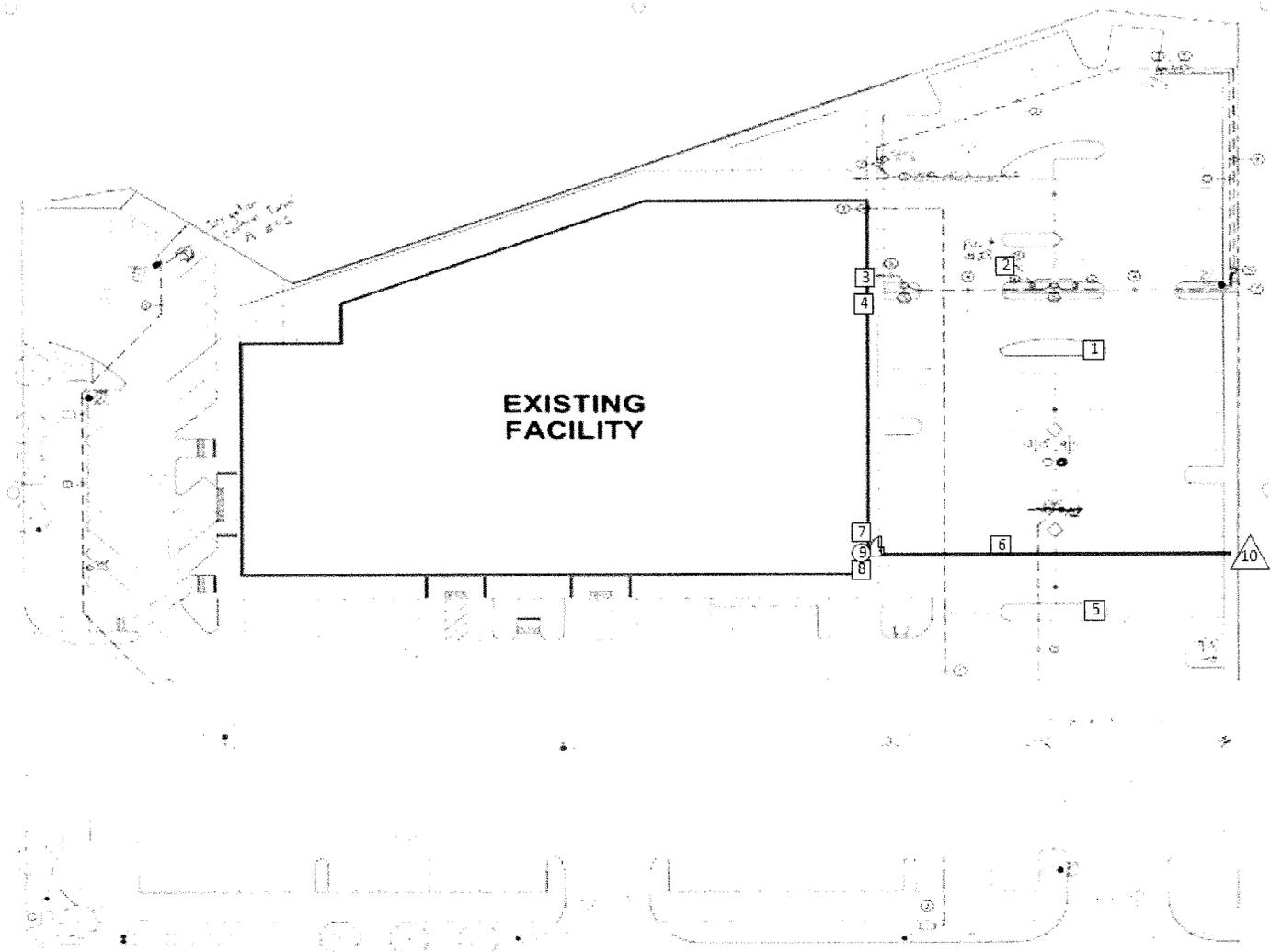


FIGURE 1

EN400 & EN400RP ELECTRIC STRIKE

INSTALLATION INSTRUCTIONS

TRINE
ACCESS TECHNOLOGY

2 Parklane Dr. | Bethel | Connecticut | 06801

Congratulations on the purchase of this quality TRINE security product. This product has been designed to install easily, perform reliably, and provide years of trouble free security.

BEFORE proceeding with your installation, please review the following list of features. If you have any questions after reading this document please call TRINE's TECHNICAL SUPPORT (203) 730-1756 EXT. 447, or visit the TRINE web site at www.trineonline.com



UL LISTED - 10B fire rated (class A, 3-hour, Single Swing Doors) - [Except EN400RP configuration]

UL LISTED - 294 Access Control System Units

UL LISTED - 1034 Burglary Resistant Locking Mechanism for Indoor or Outdoor Use

ANSI/BHMA - A156.5 - 1992 - 4-7/8" x 1-1/4" Fits Cutout Specification A115.1 (with Slight Jamb Modification)

Tested to Grade 1 Specification for Electric Strikes

NYC MEA - 79-01-E

NOTE: UL fire listing is void when using fail safe action or RP latch (400RP) for Rim Panic Devices.

All models have been evaluated for the following performance levels per UL 294 6th edition:

Destructive Attack	Access Control Line Security	Endurance	Standby Power
I	I	IV	I

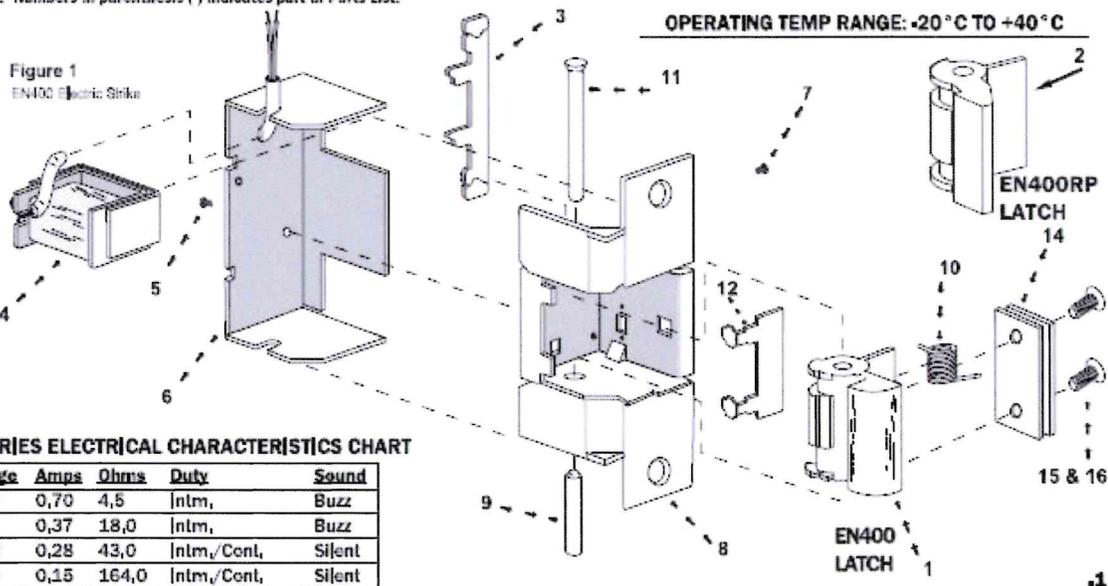
Listed Class 2 Power-limited burglary power supply

OPERATING TEMP RANGE: +20 °C TO +40 °C

PARTS LIST

Index No.	Name Part	Number
1	EN400 Latch	EN-LCH
2	EN400RP Latch	EN-RPLCH
3	Slider	EN-SLR
4	Coil Assembly (12V)	EN-CA-12DC or EN-CA-12AC
	Coil Assembly (24V)	EN-CA-24DC or EN-CA-24AC
5	Screws (2) #4-40 x 1/8" (Cover)	EN-SCR 1/8
6	Frame Cover	EN-FR,C
7	Screws #4-40 x 1/4" (Coil)	EN-SCR 1/4
8	Frame **	EN-FR400
9	Assembly Pin*	EN-ASS,PN
10	Spring	EN-SPR
11	Latch Pivot Pin	EN-LCH-PV-ST
12	Slider Guard	EN-GRD
13	Mounting Screws (2) #12-24 x 1/2"	EN-MTS
14	Shim Kit (3) 1/16" Shim	EN-UNV-SHIM
15	Shim Screws (2) #6-32 x 1/4"	EN-SHIM-SCR-S
16	Shim Screws (2) #6-32 x 3/8"	EN-SHIM-SCR-L

NOTE: Numbers in parenthesis () indicates part in Parts List.



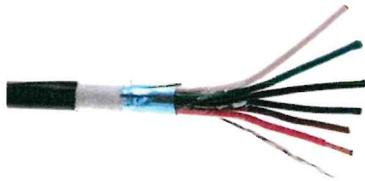
EN SERIES ELECTRICAL CHARACTERISTICS CHART

Voltage	Amps	Ohms	Duty	Sound
12AC	0,70	4,5	Intm,	Buzz
24AC	0,37	18,0	Intm,	Buzz
12DC	0,28	43,0	Intm./Cont,	Silent
24DC	0,15	164,0	Intm./Cont,	Silent

FIGURE 2

Shielded Direct Burial Multi-Purpose Wire, 18/6, Stranded, CMX

Shielded Direct Burial Multi-Purpose Wire, Black, 18/6 (18AWG 6 Conductor), Stranded, CMX / Outdoor rated, Spool, 1000 foot - Part #: 10K5-76222MH



Product Description

Shielded Direct Burial Multi-Purpose Wire features a rugged black CMX rated jacket to support direct burial applications where 18/6 (18AWG 6 Conductor) Stranded 1000 foot cable is warranted. Applications include: tv, Speaker, Audio, Alarm, HVAC, Access Control, Card Access, Irrigation Control, CCTV Power and Commercial Applications

Contact us about availability

\$589.04

1

Add To Cart

Quantity Discount

5	10	20	50
\$530.14	\$526.35	\$522.57	SCALL

There are no reviews yet.
[Be the first to review this product](#)

Details

Part #	10K5-76222MH
Warranty:	Lifetime
End 1:	Bare end
End 2:	bare
Length	1000 feet
Color:	Black
Wire Gauge	18 AWG
Weight:	25 LBS

FIGURE 3

Direct Burial / Outdoor Shielded Security/Alarm Wire, 18AWG 2 Conductor Stranded, WBT/LLDPE Jacket

Direct Burial / Outdoor Shielded Security/Alarm Wire, Black, 18/2 (18AWG 2 Conductor), Stranded, WBT/LLDPE Jacket, Spool, 1000 foot - Part #: 10K5-6222MH



Product Description

Our 1000 foot black 18 AWG (American Wire Gauge) 2 conductor stranded direct burial / outdoor rated security/ alarm wire comes in convenient spools. This wire is designed to be buried directly in the ground, featuring an outer jacket composed of Linear Low Density Polyethylene (LLDPE), water blocking tape, aluminum foil shielding, drain wire, pe tape, and two stranded copper insulated conductors (Black and Red).

This security wire is designed for use in security/ alarm systems. It is typically used for connecting motion sensors, keypads, magnetic contacts, glass breaks (acoustic detectors), smoke detectors, communicators, sounders/strobes, entry management and control panels in such systems. This product is also useful for outdoor speakers/ sound systems and low voltage landscape lighting. When wiring a system please be sure to consult the manufacturers' recommendations for wire conductors, gauge and expected resistance.

Advantages of LLDPE over PVC

- LLDPE has resistance to a wider range of chemicals as compared to PVC.
- LLDPE is immune from biological attack by microorganisms. Microorganisms could attack PVC and use the plasticizer as a source of food.
- LLDPE is resistant to burrowing animals, PVC is not.
- LLDPE has a lower permeability to methane than PVC.
- LLDPE retains its physical properties due to long-term soil burial. PVC's physical properties diminish in time due to loss of plasticizer.
- LLDPE is more resistant to ultra-violet light than PVC.
- LLDPE is more resistant to ultra-violet light than PVC.

FIGURE 4

Contact us about availability

\$270.15

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Add To Cart

Quantity Discount

5	10	20	50
\$243.13	\$241.40	\$239.67	\$CALL

There are no reviews yet.
[Be the first to review this product.](#)

Details

Part #	10K5-6222MH
Warranty:	Lifetime
End 1:	Bare end
End 2:	Bare end
Length:	1000 feet
Color:	Black
Wire Gauge:	18 AWG
Weight:	26.50 lbs

Helpful Downloads

[PDF Spec Sheet](#)