

October 2, 2019

North County Transit District
Attn: Real Estate Department
810 Mission Avenue
Oceanside, CA 92054

Re: Telecommunications Sublease Agreement between the City of San Diego
("City") and North County Transit District ("NCTD") dated July 1, 2014
City Lease ID# SUBLS-851-A00

To whom it may concern:

The City is in receipt of NCTD's letter requesting to exercise its five (5) year option. Pursuant to Section 4. Term, of the above-referenced agreement, the City agrees to extend the Lease for an additional five (5) year period. The lease termination date has been extended from June 30, 2019 to June 30, 2024. All other terms and conditions to remain the same. A new rent schedule is enclosed for your records.

If you should have any questions, please contact me at (619) 236-6729 or
Cgresham@sandiego.gov.

Regards,



Carla Gresham
Supervising Property Agent

Enclosure: Rent Schedule

Cc: File

North County Transit District_ Rent Adjustment - July 2019

Year	Current Monthly Rent	*Multiplier	New Rent
2019 - 2020	\$ 2,251.01	\$ 67.53	\$ 2,318.54
2020-2021	\$ 2,318.54	\$ 69.56	\$ 2,388.10
2021-2022	\$ 2,388.10	\$ 71.64	\$ 2,459.74
2022-2023	\$ 2,459.74	\$ 73.79	\$ 2,533.53
2023-2024	\$ 2,533.53	\$ 76.01	\$ 2,609.54

* 3% Increase

**NORTH COUNTY
TRANSIT DISTRICT**



810 Mission Avenue
Oceanside, CA 92054
(760) 966-6500
(760) 967-2001 (fax)
GoNCTD.com

September 19, 2019

City of San Diego
Real Estate Assets Department
Attn: Real Estate Assets Director
1200 Third Avenue, Suite 1700, MS 51A
San Diego, CA 92101-4155

Re: Telecommunications Sublease on Mount Soledad Signal Station
Lease ID: SUBLS-851-A00

Dear Real Estate Assets Director:

The City of San Diego (City) and the North County Transit District (NCTD) entered into the subject Telecommunications Sublease, effective July 1, 2014, for maintaining and operating a wireless communications facility at Mount Soledad Signal Station (Sublease).

In accordance with Section 4 of the Sublease and as requested by the City, NCTD exercises its five (5) year option to extend the Sublease through June 30, 2024. Pursuant to Section 5 of the Sublease and a letter from the City dated August 28, 2019 (copy enclosed), the monthly rent effective July 1, 2019 shall be \$2,318.54.

Please contact Beth Freeman at (760) 966-6556 or bfreeman@nctd.org should you have any questions.

Sincerely,

Tracey Foster
Chief Development Officer

Attachment

cc: Carla Gresham, Supervising Property Agent, City of San Diego
Eric Roe, Chief Operations Officer – Rail, NCTD
Beth Freeman, Real Estate Manager, NCTD

August 28, 2019

North County Transit District
Tracey Foster
810 Mission Avenue
Oceanside, CA 92054

Reference: North County Transit District Telecommunications Sublease
Telecommunications Facility on Mount Soledad Signal Station
Lease ID: SUBLS-851-A00

Dear Ms. Foster:

Effective 6-30-2019, your lease changed into a month-to-month holdover pursuant to Section 4, Term, of the above-referenced document. All other terms and conditions of the document will remain in full force and effect, until a new agreement has been entered into between the City of San Diego and North County Transit District.

Accordingly, the City has determined that it will continue to adjust the annual rent by three percent (3%) each year during the tenancy. As of July 1, 2019, the monthly rent for the site should have adjusted from \$2,251.01 to \$2,318.54. An invoice will be sent for the difference in the amount of \$202.59 (for July, August, and September 2019).

If you should have any questions, please contact me at (619) 236-6729.

Respectfully,



Carla Gresham
Supervising Property Agent

Cc: File

North County Transit District_Rent Adjustment - July 2019

Year	Current Monthly Rent	*Multiplier	New Rent
2019 - 2020	\$ 2,251.01	\$ 67.53	\$ 2,318.54

* 3% Increase

July 2019	\$ 67.53
August 2019	\$ 67.53
September 2019	<u>\$ 67.53</u>

Difference (owed) \$ 202.59