

Comm Rpt (27)

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

**APPROVED**, 1982  
SACRAMENTO HOUSING AUTHORITY  
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
JUN 8 1982

Housing Authority of the  
City of Sacramento  
Sacramento, California

**JUN 15 1982**

Honorable Members in Session:

**SUBJECT:** Amendment to Lease for the Maintenance Warehouse  
Facility - 601 "S" Street, Sacramento

### SUMMARY

Attached is a resolution (1) authorizing the Executive Director to execute the Amendment to Lease, and (2) approving an increase in the Central Services Division's 1982 Rental Budget in the amount of \$2,800 for Lease of the Maintenance Warehouse Facility located at 601 "S" Street, Sacramento.

### BACKGROUND

On November 4, 1967, a Lease was entered into between John F. Otto, Lessor, and the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento, Lessee, for the existing maintenance warehouse facilities located at 601 "S" Street, aka 615 "S" Street, Sacramento. A copy of said Lease is presented as Exhibit I.

On May 20, 1980, an Amendment to Lease was entered into between John F. Otto, Lessor, and the Housing Authority of the City of Sacramento, Lessee, for a term beginning June 1, 1980, and expiring May 31, 1982. Upon expiration of Amendment to Lease, the holding-over period would be considered a month-to-month tenancy. The terms of the Amendment to Lease were for \$4,000.00 per month. A copy of said Amendment to Lease is presented as Exhibit II.

Therefore, staff has proceeded with negotiations with John F. Otto, Lessor, which has resulted in proposing an Amendment to Lease for the maintenance warehouse facilities located at 601 "S" Street. The new terms stipulate (1) the term period of the lease be extended for 36 months, (2) a new lease amount of \$4,400.00 per month which is a 10% increase, and (3) the sole option of either party to terminate the Lease at any time after November 30, 1983, with 60 days prior written notice. The period of June 1, 1982,

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the City of Sacramento

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through November 30, 1983, an eighteen (18) month period, was an approximate estimation of time required for the design and construction of the Maintenance Facility to be located on Bannon Street. The Authority is presently awaiting final funding approval from the Department of Housing and Urban Development for the new facility. The proposed Amendment to Lease is presented as Exhibit III.

FINANCIAL DATA

The new lease terms stipulate a 10% increase of \$400.00 per month for a total amount of \$4,400.00 per month, due on the first day of each month for 36 months, and with the option to terminate after 18 months. It is necessary to increase the Central Services Division's 1982 Rental Budget in the amount of \$2,800 for the leasing of the Maintenance Warehouse Facility for the remaining 1982 months. The funding source for the increase will be from central support charges to the Authority-user departments.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of June 7, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Dickinson, Luevano, A. Miller, B. Miller, Teramoto

NOES: None

ABSENT: Angelides, Knepprath, Fisher, Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution which (1) authorizes the Executive Director to execute the Amendment to Lease, and (2) approves the increase to Central Services Division's 1982 Rental Budget in the amount of \$2,800.00 for Lease of the Maintenance Warehouse Facility located at 601 "S" Street, Sacramento.

TRANSMITTAL TO COUNCIL:

Respectfully submitted,

Walter J. Slife
WALTER J. SLIFE
City Manager

William H. Edgar
WILLIAM H. EDGAR
Executive Director

Contact Person: Leo T. Goto

RESOLUTION NO. 82-025

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO  
ON DATE OF

June 15, 1982

A RESOLUTION AMENDING THE AGENCY  
BUDGET FOR 1982 FOR THE CENTRAL SERVICES DIVISION BUDGET

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY  
OF SACRAMENTO:

1. The Executive Director is authorized to execute  
the attached amendment to lease for the maintenance warehouse  
facilities located at 601 S Street, Sacramento.

2. The Agency Budget for 1982 is hereby amended by  
appropriating \$2,800.00 from the Administrative Contingency  
Fund (Organization 9100) to the Central Services Division Budget  
(Organization 1800) for the purpose stated in Paragraph 1 above.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

JUN 15 1982

SECRET  
1985

JUN 1 2 1985

L E A S E

THIS LEASE, made and entered into in duplicate this 17th day of February, 1972, by and between JOHN F. OTTO, hereinafter called Lessor and the HOUSING AUTHORITY OF THE CITY OF SACRAMENTO and the HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO, hereinafter called Lessee.

RECITALS:

1. On February 28, 1969, Lessor and Lessee executed a written lease whereby Lessor leased to Lessee a parcel of real property plus improvements thereon, generally known as 607 "S" Street, Sacramento, California. Said lease was for a term of ten (10) years, commencing July 1, 1969, and providing for monthly rental of SEVEN HUNDRED EIGHTY-ONE DOLLARS (\$781.00).

2. Or or about September 22, 1969, Lessor and the Executive Director of Lessee commenced negotiations for the leasing by Lessor to Lessee of Lessor's entire facility at 6th and "S" Streets, Sacramento, California, comprising 16,300 square feet of warehouse space, including 1,380 feet of additional office space, with the monthly rental to be increased from SEVEN HUNDRED EIGHTY-ONE DOLLARS (\$781.00) per month to SIXTEEN HUNDRED DOLLARS (\$1600.00) per month.

3. By correspondence between Lessor and Lessee's Executive Director, commencing with September 22, 1969, an agreement was reached for the leasing by Lessor to Lessee of the original space covered by the said lease of February 28, 1969, and the additional space mentioned in Recital #2 at a total monthly rental of SIXTEEN HUNDRED DOLLARS (\$1600.00), with the revised lease to commence as of November 4, 1969.

4. Under date of September 25, 1969, the law firm of LAMBERT, LEMMON & WINCHELL addressed a letter to the attorney for Lessee, enclosing a copy of proposed lease between Lessor and Lessee covering the premises located at 601 through 607 "S" Street, Sacramento, California, which was the lease agreed to by correspondence as set forth in Recital #3. Under date of September 29, 1969, the attorney for Lessee forwarded to the Executive Director of Lessee, a copy of said lease with suggested changes. Through inadvertence, a written lease was never executed by Lessor and Lessee as contemplated and agreed to in the correspondence referred to in Recital #3. Although such written lease was never executed, Lessee went into possession of said premises and improvements thereon on or about November 4, 1969, and has been in possession thereof ever since and has paid to Lessor the said monthly rental of SIXTEEN HUNDRED DOLLARS (\$1600.00) per month, commencing with November, 1969, and for every month to date.

5. Lessor and Lessee now desire to execute such a written lease providing that the term thereof commenced as of November 4, 1969, shall be for a period of ten (10) years, and with the monthly rental to be SIXTEEN HUNDRED DOLLARS (\$1600.00) per month, commencing with November 4, 1969.

NOW, THEREFORE, Lessor does hereby lease, demise and let unto Lessee, and Lessee does hereby lease and hire from Lessor the real property and the improvements situated thereon and hereinafter described, subject to the terms and conditions hereinafter set forth:

1. Description of Premises. The real property and the improvements thereon which are hereby leased by Lessor to Lessee is situated in the City of Sacramento, County of Sacramento, State of California, and is described as follows:

The property and building located at the North-east corner of "S" Street, commonly known as 601 through 607 "S" Street, Sacramento, California.

2. Term. The term of the within lease shall be for a period of ten (10) years, commencing November 4, 1969.

3. Rent. Lessee agrees to pay the said Lessor as rent for the said described premises the sum of ONE HUNDRED NINETY-TWO THOUSAND DOLLARS (\$192,000.00), payable SIXTEEN HUNDRED DOLLARS (\$1600.00) per month in advance on or before the 4th day of each and every month, to and including the 4th day of October, 1979.

4. Use. The premises are to be used solely for office purposes and for supply, storage, and as a base for the maintenance, repair, and servicing of housing projects managed by Lessee. In such use, Lessee will strictly comply with all zoning ordinances applicable to the said premises.

5. Alterations - Mechanics' Liens. Lessee shall not make, or suffer to be made, any alterations of the said premises, or any part thereof, without the written consent of Lessor first had and obtained, and any additions to, or alterations of, the said premises, except movable furniture and trade fixtures, shall become at once a part of the realty and belong to Lessor. Lessee shall keep the demised premises and the property in which the demised premises are situated free from any liens arising out of any work performed, material furnished, or obligations incurred by Lessee.

6. Utilities. Lessee shall pay for all water, gas, heat, light, power, telephone service, and all other service supplied to the said premises.



7. Abandonment of Premises; Trade Fixtures. Lessee shall not vacate nor abandon the premises at any time during the term of this lease; and if Lessee shall abandon, vacate, or surrender said premises, or be dispossessed by process of law, or otherwise, any personal property belonging to Lessee and left on the premises, shall be deemed to be abandoned, at the option of Lessor, except such property as may be mortgaged to Lessor.

8. Repairs. Lessee shall, at his sole cost, keep and maintain said premises and appurtenances, and every part thereof (excepting exterior walls and roofs which Lessor agrees to repair), including windows and skylights, exterior landscaping, glass doors, doors, and the interior of the premises, in good and sanitary order, condition, and repair, hereby waiving all right to make repairs at the expense of the Lessor as provided in Section 1942 of the Civil Code of the State of California, and all rights provided for by Section 1941 of said Civil Code.

9. Acceptance of Premises As Is. By entry hereunder, Lessee accepts the premises as being in good and sanitary order, condition, and repair and agrees, on the last day of said term, or sooner termination of this lease, to surrender unto Lessor all and singular said premises, with said appurtenances, in the same condition as when received, reasonable use and wear thereof and damage by fire, act of God, or by the elements excepted, and to remove all of Lessee's signs from said premises.

10. Compliance with Law. Lessee shall, at its sole cost and expense, comply with all of the requirements of all municipal, State, and Federal authorities now in force, or which may hereafter be in force, pertaining to the said premises, and shall faithfully observe in the use of all premises, all municipal ordinances and State and Federal statutes now in force or which may hereafter be in force.

11. Non-Liability of Owner for Damages. This lease is made upon the express condition that Lessor is to be free from all liability and claim for damages by reason of any injury to any person or persons, including Lessee, or property of any kind whatsoever, and to whomsoever belonging, including Lessee, from any cause or causes whatsoever while in, upon, or in any way connected with the said demised premises or the said sidewalks adjacent thereto during the term of this lease or any extension hereof or any occupancy hereunder, Lessee hereby covenanting and agreeing to indemnify and save harmless Lessor from all liability, loss, cost, and obligations on account of or arising out of any such injuries or losses however occurring.

12. Liability Insurance. Lessee further agrees to take out and keep in force during the life hereof at Lessee's expense public liability insurance in companies and through brokers selected by Lessor to protect against any liability to the public incident to the use of or resulting from any accident occurring in or about said premises or building, the liability under such insurance to be not less than TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) for any one person injured, or FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) for any one accident. These policies shall insure the contingent liability of Lessor who shall be named as an additional insured therein.

13. Destruction of Premises. In the event of any partial destruction of the said premises during the said term, from any cause, Lessor shall forthwith repair the same, provided such repairs can be made within forty-five (45) days under the laws and regulations of State, Federal, County, or municipal authorities, but such partial destruction shall in no wise annul or void this lease, except that Lessee shall be entitled to a

proportionate deduction of rent while such repairs are being made, such proportionate deduction to be based upon the extent to which the making of such repairs shall interfere with the business carried on by Lessee in the said premises. If such repairs cannot be made in forty-five (45) days, Lessor may, at his option, make same within a reasonable time, this lease continuing in full force and effect and the rent to be proportionately rebated as aforesaid in this paragraph provided. In the event that Lessor does not so elect to make such repairs which cannot be made within forty-five (45) days, or such repairs cannot be made under such laws and regulations, this lease may be terminated at the option of either party.

In respect to any partial destruction which Lessor is obligated to repair or may elect to repair under the terms of this paragraph, the provisions of Section 1932, Subdivision 2, and Section 1933, Subdivision 4, of the Civil Code of the State of California are waived by Lessee.

In the event that the building in which the demised premises may be situated be destroyed to the extent of not less than fifty per cent (50%) of the replacement cost thereof, Lessor may elect to terminate this lease, whether the demised premises be injured or not. A total destruction of the building in which the said premises may be situated shall terminate this lease.

14. Assignment or Subletting. Lessee shall not assign this lease, or any interest therein, and shall not sublet the said premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person (the agents and servants of Lessee excepted) to occupy or use the said premises, or any portion thereof, without the written consent of Lessor first had and obtained and a consent to one assignment, subletting, occupation, or use by

another person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Any such assignment or subletting without such consent shall be void, and shall, at the option of Lessor, terminate this lease. This lease shall not, nor shall any interest therein, be assignable as to the interest of Lessee, by operation of law, without the written consent of Lessor.

15. Remedies of Owner on Default. In the event of any breach of this lease by Lessee, then Lessor, besides other rights or remedies he may have, shall have the immediate right of re-entry and may remove all persons and property from the premises; such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, Lessee. Should Lessor elect to re-enter, as herein provided, or should he take possession pursuant to legal proceedings or pursuant to any notice provided for by law, he may either terminate this lease or he may from time to time, without terminating this lease, relet said premises or any part thereof for such term or terms (which may be for a term extending beyond the term of this lease) and at such rental or rentals and upon such other terms and conditions as Lessor, in his sole discretion, may deem advisable with the right to make alterations and repairs to said premises; upon each such reletting (a) Lessee shall be immediately liable to pay to Lessor, in addition to any indebtedness other than rent due hereunder, the cost and expenses of such reletting and of such alterations and repairs, incurred by Lessor, and the amount, if any, by which the rent reserved in this lease for the period of such reletting (up to but not beyond the term of this lease) exceeds the amount agreed to be paid as rent for the demised premises for such period on such reletting; or (b) at the option of the Lessor, rents

received by Lessor from such reletting shall be applied: First, to the payment of any indebtedness, other than rent due hereunder from Lessee to Lessor; Second, to the payment of any costs and expenses of such reletting and of such alterations and repairs; Third, to the payment of rent due and unpaid hereunder and the residue, if any, shall be held by Lessor and applied in payment of future rent as the same may become due and payable hereunder. If Lessee has been credited with any rent to be received by such reletting under such option (a), and such rent shall not be promptly paid to Lessor by the new tenant, or if such rentals received from such reletting under option (b) during any month be less than that to be paid during that month by Lessee hereunder, Lessee shall pay any such deficiency to Lessor. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of said premises by Lessor shall be construed as an election on his part to terminate this lease unless a written notice of such intention be given to Lessee or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Lessor may at any time thereafter elect to terminate this lease for such previous breach. Should Lessor at any time terminate this lease for any breach, in addition to any other remedy he may have, he may recover from Lessee all damages he may incur by reason of such breach, including the cost of recovering the premises, and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this lease for the remainder of the stated term over the then reasonable rental value of the premises for the remainder of the stated term. All of which amounts shall be immediately due and payable from Lessee to Lessor.

16. Attorney's Fees. In case suit shall be brought for an unlawful detainer of said premises, for the recovery of any rent due under the provisions of this lease, or because of the breach of any covenant herein contained, on the part of Lessee to be kept or performed, Lessee shall pay to Lessor a reasonable attorney's fee which shall be fixed by the court.

In the event Lessee shall bring an action against Lessor for the recovery of damages for the breach of any of the covenants and agreements herein on the part of Lessor, or to restrain the breach of and/or to specifically enforce any of said covenants or agreements on the part of Lessor, Lessee in any of such actions shall recover from Lessor its attorney's fees in an amount to be judged reasonable by the Court.

17. Notices. All notices to be given to Lessee may be given in writing personally or by depositing the same in the United States mail, postage prepaid, and addressed to Lessee at the said premises, whether or not Lessee has departed from, abandoned, or vacated the premises.

18. Waiver. The waiver by Lessor of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant, or condition herein contained. The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant, or condition of this lease, other than the failure of Lessee to pay the particular rental so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

19. Holding Over. Any holding over after the expiration of the said term, with the consent of Lessor, shall be construed

to be a tenancy from month to month, at a rental value of SIXTEEN HUNDRED DOLLARS (\$1600.00) per month, and shall otherwise be on the same terms and conditions herein specified, so far as applicable.

20. Binding on Successors. The covenants and conditions herein contained shall, subject to the provisions as to assignment, apply to and bind the heirs, successors, executors, administrators, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.

21. Taxes and Assessments. Lessor shall pay all ad valorem taxes and assessments levied against the real property and improvements thereon. The Lessee shall be liable for and shall promptly pay all taxes levied against the personal property and trade fixtures placed by the Lessee in, on, or about the leased premises. In the event Lessor fails to pay any taxes which are payable by Lessor under the provisions of this paragraph, Lessee at its option may pay the same, and any payment so made shall be applied upon the next rentals accruing thereafter.

Lessee agrees to pay, in addition to the rental here and above set forth, any increase in the ad valorem taxes levied or assessed upon or against the demised real property and improvements thereon in excess of the taxes paid by the Lessor during the 1969-70 fiscal year. The Lessee shall reimburse the Lessor for the amount of said increase immediately upon demand and presentation by Lessor to Lessee of the paid tax bill or acceptable copy thereof.

22. Time. Time is of the essence of this lease.

23. Condemnation Clause. If any part of the premises or building shall be taken or condemned for a public or quasi-public use, and a part thereof remains which is susceptible of occupation hereunder, this lease shall, as to the part so taken,

terminate as of the date title shall vest in the condemnor, and the rent payable hereunder shall be adjusted so that the Lessee shall be required to pay for the remainder of the term only such portion of such rent as the value of the part remaining after the condemnation bears to the value of the entire premises at the date of the condemnation; but in such event, Lessor shall have the option to terminate this lease as of the date when title to the part so condemned vests in the condemnor. If all of the demised premises or building, or such part thereof be taken or condemned so that there does not remain any portion susceptible for occupation hereunder, this lease shall thereupon terminate. If a part or all of the demised premises or building be taken or condemned, all compensation awarded upon such condemnation or taking shall be apportioned between Lessor and Lessee as their interests then may appear, Lessee's interest being the then value of its leasehold interest for the unexpired balance of the term of the lease.

24. Option to Re-lease. Lessee is hereby granted and shall, if not in default at that time, have an option to renew this lease for an additional period of five years from and after the expiration date hereof. This option is subject to the following conditions:

(a) The Lessee serve upon the Lessor, at least sixty (60) days before the expiration of the term herein granted, a written notice of intent to exercise the option.

(b) The rental sum for the additional five year term shall be an amount mutually acceptable to both of the parties hereto. The failure of the parties to agree thereto shall terminate the option right herein granted.

(c) Otherwise, the extended five year time shall be on the same terms, covenants, and conditions as are herein contained, excepting only the rental provisions.



IN WITNESS WHEREOF, the Lessor and the Lessee have hereunto subscribed their names the day and year in this lease first above written.

\_\_\_\_\_  
JOHN F. OTTO

Lessor

HOUSING AUTHORITY OF THE CITY OF  
SACRAMENTO and HOUSING AUTHORITY  
OF THE COUNTY OF SACRAMENTO

By \_\_\_\_\_  
Chairman

Lessee

AMENDMENT TO LEASE

615 S Street Maintenance Warehouse

(3307)  
4190.1(5000) \$3,880.00  
1129 R 120.00  
\$4,000.00  
per month  
Blay

THIS LEASE AMENDMENT is entered into on MAY 20 1980, between JOHN F. OTTO ("Owner"), and the HOUSING AUTHORITY OF THE CITY OF SACRAMENTO, a public corporation ("Tenant").

1. This Lease amends the Lease entered into between the parties on February 17, 1972, for the lease of the entire property owned by Otto located at the northeast corner of the intersection of 6th and S Streets, Sacramento, California, and more commonly described as 615 S Street, Sacramento, California. This Lease Amendment includes the areas presently occupied by the Tenant, namely the enclosed warehouse and office space and surrounding parking and operations space.

2. Beginning June 1, 1980, and ending May 31, 1982, the Tenant agrees to pay to the Owner the sum of FOUR THOUSAND DOLLARS (\$4,000.00) per month on the first day of each month during the term of this Lease, as rent for the property leased.

3. The Tenant may at its sole option elect to terminate this Lease at any time prior to May 31, 1982, by giving the Owner at least six (6) months prior written notice of intention to terminate this Lease.

4. Any holding over period, following the expiration of this Lease, shall be considered as a month-to-month tenancy at a rent of FOUR THOUSAND DOLLARS (\$4,000.00) per month.

5. Except as modified by this Lease Amendment, the terms and conditions of the February 17, 1972 Lease between the parties shall remain in effect.

JOHN F. OTTO, Owner

APPROVED AS TO FORM:

John Abbott  
Agency Attorney

By J. S. Otto  
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO, Tenant

APPROVED:

BC [Signature]  
Finance Department

By William E. [Signature]  
Executive Director

## AMENDMENT TO LEASE

601 "S" Street Maintenance Warehouse

THIS LEASE AMENDMENT is entered into on \_\_\_\_\_ 1982, between JOHN F. OTTO ("Lessor"), and the HOUSING AUTHORITY OF THE CITY OF SACRAMENTO, a public corporation ("Lessee").

1. This Amendment to Lease amends the Lease entered into between the parties on February 17, 1972, and amended on May 20, 1980, for the lease of the entire property owned by Otto Located at the northeast corner of the intersection of 6th and S Streets, Sacramento, California, and more commonly described as 601 S Street, Sacramento, California. This Lease Amendment includes the areas presently occupied by the Lessee, namely the enclosed warehouse and office space and surrounding parking and operations space. (Assessors Parcel No. 9-061-25)

The leased premises is further described on the plan attached hereto, marked Exhibit "A" and incorporated herein by reference. (Said premises have been described as 601 through 607 - "S" Street in the original lease dated February 15, 1972).

2. The term of the lease shall be extended for three years: Beginning June 1, 1982, and ending May 31, 1985. The Lessee agrees to pay to the Lessor the sum of FOUR THOUSAND FOUR HUNDRED DOLLARS (\$4,400.00) per month on the first day of each month during the term of this Lease, as rent for the property leased.

3. Either party may at its sole option elect to terminate this Lease at any time after to Nov. 30, 1983, by giving the other party at lease 60 days prior written notice of intention to terminate this Lease.

4. Any holding over period, following the cancellation or expiration of this Lease, shall be considered as a month-to-month tenancy at a rent of FOUR THOUSAND FOUR HUNDRED DOLLARS per month.

5. Except as modified by this Lease Amendment, the terms and conditions of the February 17, 1972 Lease between the parties shall remain in effect.

JOHN F. OTTO, Lessor

APPROVED AS TO FORM:

BY: *J. F. Otto*

\_\_\_\_\_  
Agency Attorney

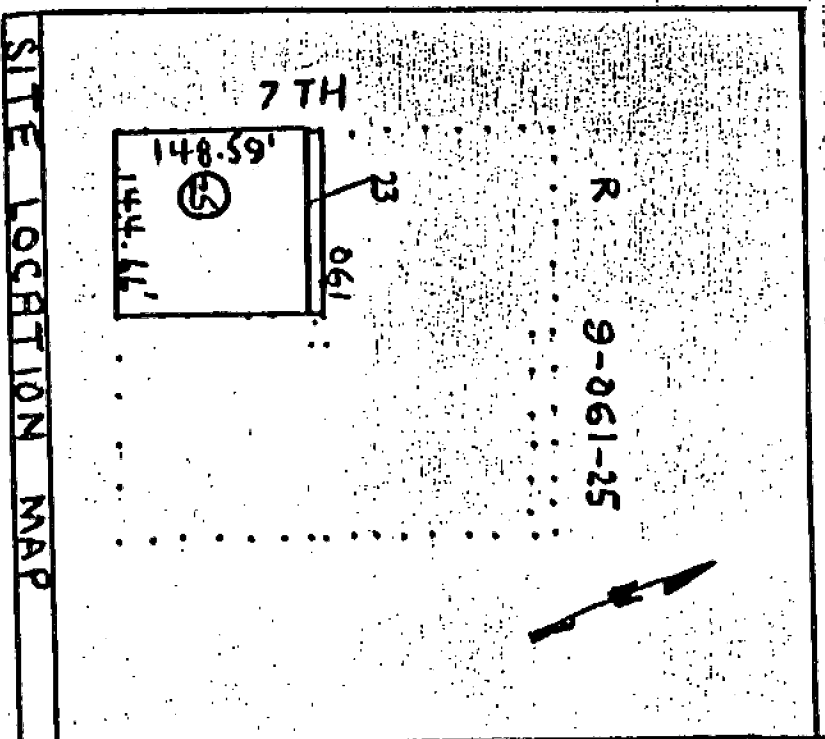
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO,  
Lessee

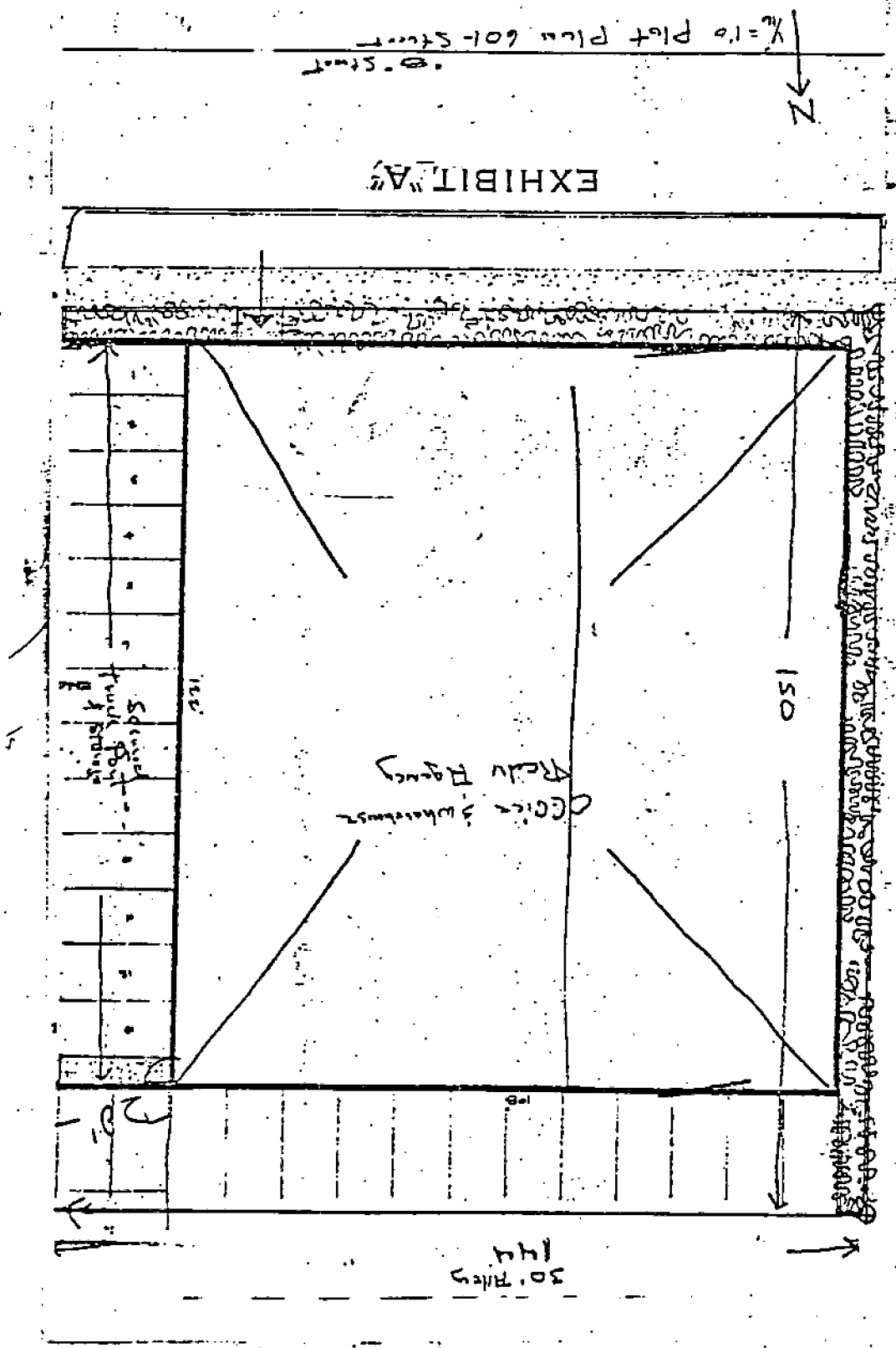
APPROVED:

BY \_\_\_\_\_  
Executive Director

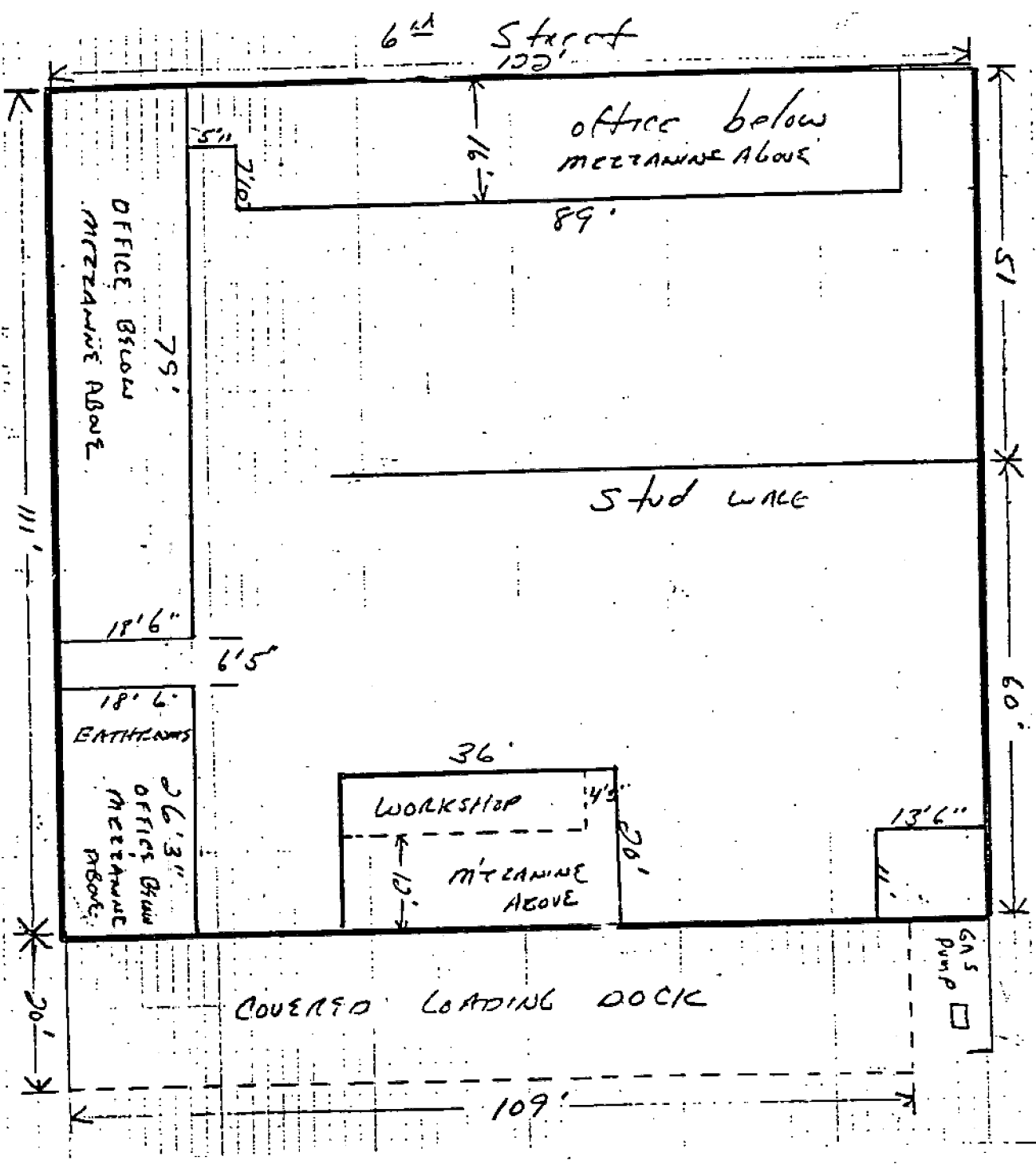
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Finance Department

# EXHIBIT "A"





5" Street



**EXHIBIT "A"**

**LEASED PREMISES**  
(APN: 9-061-25)

LEASE BETWEEN: JOHN F. OTTO & HOUSING  
AUTHORITY OF THE CITY OF SACRAMENTO

EXHIBIT "A"