

July 31, 2025

Redwood City Elementary School District  
Dr. John Baker  
750 Bradford Street  
Redwood City, CA 94063

Lease Extension 778 2<sup>nd</sup> Avenue  
Redwood City, CA 94063

Dear Dr. Baker,

Please treat the following as a one -year extension of your original Lease dated 8/17/2021, for the above captioned location, effective 9/1/2025 through 8/31/2026. All terms and conditions of your existing Lease shall remain in effect. Your monthly base rent shall be \$4,282.74. Your monthly estimated Common Area Maintenance charge will be \$776.18 and the Property Management Fee on Base Rent will be \$252.95. The total monthly payment will be \$5,311.87.

Please sign below indicating your acceptance and return one fully executed copy for our files by 8/30/2025 or this offer will be null and void. Thank you.

Very truly yours,

_____ Alyn T. Beals Managing Partner	Date	_____ Dr. John Baker Superintendent	Date
	RE	_____ Rick Edson Chief Business Official	Date

# 2992 SPRING PARTNERS

2596 BAY ROAD, SUITE A  
REDWOOD CITY, CA 94063

## CAM ESTIMATED INVOICE

DATE: July 31, 2025  
INVOICE: CAM ESTIMATE

LEASED PREMISES: Jnit - 778-2nd Avenue

Building Sq. Ft.: 8,860  
Leased Sq. Ft.: 2,079  
Tenant's % of Building: 23.47%  
Lease Type: Net

TENANT: 0  
778 2nd Avenue AVENUE  
REDWOOD CITY, CA 96043

### RE: Estimate of 2023 Common Area Maintenance Expenses

<u>Expense Description</u>	<u>2023 Actual</u> <u>Expenses Total</u> <u>Building</u>	<u>2023 Actual</u> <u>Expenses</u> <u>Tenant Portion</u>
CAM Security Alarm	\$ 1,445.00	\$ 339.07
CAM Fire Protection	0.00	0.00
CAM Gas / Electricity	947.94	222.43
CAM General Maintenance & Repair	180.81	42.43
CAM Grounds Maintenance	1,345.63	315.75
CAM HVAC Maintenance	0.00	0.00
CAM Landscaping Services	0.00	0.00
CAM Parking Lot Maintenance	4,331.67	1,016.43
CAM Pest Control	2,665.24	625.40
CAM Plumbing	0.00	0.00
CAM Property Insurance	3,748.49	879.58
CAM Property Taxes	10,975.13	2,575.32
CAM Roofing Maintenance	511.00	119.91
CAM Security Patrol	2,005.92	470.69
CAM Phone for Security	0.00	0.00
CAM Water / Sewer	4,010.69	941.11
2023 Estimate Common Area Expense Subtotal:	\$ 32,167.52	\$ 7,548.11
2023 Estimate Capital Expense Amortization:	0.00	0.00
2023 Estimate Common Area Expense Total:	\$ 32,167.52	\$ 7,548.11

**Proportionate Share:** 7,548.11 629.01

	<u>Price per SF</u>	<u>MONTHLY</u>
Base Rent:	\$ 2.06	\$ 4,282.74
2023 CAM Expense Estimate:	0.37	776.18
Property Management Fee on Base Rent:	0.12	252.95

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Total Monthly Expense:

\$ 2.56 \$ 5,311.87