

**PUBLIC BENEFIT PROGRAM AND SUBLEASE AGREEMENT
BETWEEN THE COUNTY OF TEHAMA AND
EMPOWER TEHAMA**

This agreement is entered into between the County of Tehama (Sublessor) and Empower Tehama, a California nonprofit corporation, (Sublessee) for the operation of a public benefit program and the sublease of office space from the premises leased by Sublessor from the Corning Health District (Lessor) and subject to that certain Lease Agreement (Master Lease) dated October 1, 2009, and amended August 25, 2020 (Misc. Agreement Nos. 333-2009 and 2020-247.)

1. OPERATION OF PUBLIC BENEFIT PROGRAM

During the term of this Agreement, Sublessee shall operate a program to provide domestic violence counseling and education services, thereby serving a public purpose of the County of Tehama. The Board of Supervisors of the County of Tehama hereby finds and determines that the premises subleased hereunder will not be needed for county purposes during the term of this Agreement, and makes this property available to Lessee in furtherance of the program described above pursuant to Government Code section 26227.

2. DESCRIPTION OF LEASED PREMISES AND PERMISSIBLE USE

Sublessor hereby subleases to Sublessee exclusive use of those certain spaces identified as “Room 211” (72.21 square feet), “Room 214” (103.98 square feet), and “Room 215” (113.26 square feet) at 275 Solano Street, Corning, California, to be used for Sublessee’s activities to carry out the program described in Section 1. Total square feet included in the Sublease is 289.45. Sublessee shall conduct its activities on the premises in a manner than does not interfere with the use and quiet enjoyment of the remaining space at 275 Solano Street, Corning, California, retained by Sublessor.

3. RENT

Rent in the amount of \$423.10 per month shall be paid by check payable to “County of Tehama” in advance on or before the first day of each month during the term of this agreement. Payment shall be delivered or mailed to the Sublessor at the address in section 19 below.

MISC. AGREEMENT No. _____

Sublessor's lease cost is adjusted annually effective on the 1st of July, based upon the California Consumer Price Index. This adjustment will be passed on to Sublessee each July.

4. TERM OF AGREEMENT

This agreement shall commence on October 1, 2025 and conclude on September 30, 2026, unless terminated in accordance with section 5 below. In the event Sublessee holds over and continues in possession of the subleased space after expiration of the term, Sublessee's continued occupancy of the premises shall be considered a month-to-month tenancy subject to all the terms and conditions of this sublease.

5. TERMINATION OF AGREEMENT

Either party may terminate this agreement with 60 days written notice. Sublessor's rights to terminate this agreement may be exercised by the Director of Social Services. Termination of the Master Lease agreement between Lessor and Sublessor, for any reason, shall also serve to terminate this agreement. In the event Sublessor elects to terminate this lease, Sublessor may recover from Sublessee any unpaid rent that had been earned at the time of termination of the lease.

6. SURRENDER OF PREMISES

On expiration or earlier termination of this lease, Sublessee shall promptly surrender and deliver the premises to Sublessor in as good condition as they were upon the commencement of Sublessee's occupancy hereunder, excluding reasonable wear and tear, and repairs required to be made by Sublessor under this lease.

7. CARE AND MAINTENANCE

At the signing of this agreement, Sublessee acknowledges the premises are in good, clean, safe, and rentable condition suitable for Sublessee's use. Sublessee agrees to maintain the premises in good order and repair during its tenancy. Sublessee shall give Sublessor immediate notice of any deficiency requiring attention, such as roof leaks or electrical shorts, and Sublessor shall report those identified deficiencies to Lessor. Sublessee shall not interfere with the janitorial services provided by Lessor as described in Section 4.01 of the Master Lease. Sublessee shall not make

any repairs and have any repairs made to the premises without Sublessor's express approval, and agrees to be responsible for any costs incurred by Sublessor for repair or maintenance to the leased area as a result of Sublessee's action(s), whether negligent or otherwise; normal wear and tear excepted.

8. ALTERATIONS/LIENS

Sublessee shall not make or permit any other person to make any alterations to the premises or to make any Improvements on the premises without the prior written consent of Sublessor.

Sublessee shall keep the premises free and clear from any and all liens, claims, and demands for work performed, materials furnished, or operations conducted on the premises at the instance or request of Sublessee, with the exception of installation of World Telecom telephone and internet lines at Sublessee's own expense. Furthermore, any and all alterations, additions, improvements, and fixtures made or placed in or on the premises by Sublessee or any other person shall on expiration or earlier termination of this sublease, become the property of Sublessor and remain on the premises, except trade fixtures which Sublessee shall be permitted to remove from the subleased premises at any time during the term hereof or within thirty (30) days after expiration or sooner termination of this sublease. Sublessor shall have the option, however, on expiration or termination of this lease, of requiring Sublessee, at Sublessee's sole cost and expense, to remove any or all such alterations, additions, improvements, or fixtures from the premises, repairing any damage caused by such removal.

9. ASSIGNMENT AND SUBLETTING

Sublessee shall not encumber, assign, or otherwise transfer this Agreement, any right or interest in this Agreement, or any right or interest in said premises without the prior written consent of Sublessor. Neither shall Sublessor sublet said premises or any part thereof or allow any other persons, other than Sublessee's agents and servants, to occupy nor use said premises or any part thereof without the prior written consent of Sublessor. A consent by Sublessor to one assignment, subletting, or occupation and use by another person shall not be deemed to be a consent to any subsequent assignment, subletting, or occupation and use by another person. Any encumbrance, assignment, transfer, or subletting without the prior written consent of Sublessor,

whether it be voluntary or involuntary, by operation of law or otherwise, is void and shall, at the option of Sublessor, terminate this Lease.

10. USE OF UTILITIES AND FACILITIES

Provision of electricity, gas, water, sewer, garbage pickup and disposal, and other public utilities to the Premises during the term of this sublease shall be subject to section 4.01 of the Master Lease and are the responsibility of Lessor. Sublessee shall be responsible for charges for telephone, internet, DSL or Broadband service to the areas subleased for Sublessee's exclusive use. In the event that the Lessor invokes Section 4.02 of the Master Lease regarding the sharing of utility costs, Sublessee shall pay fifty percent (50%) of the amount equal to the same percentage of such excess charges that the square footage of the areas subleased for Sublessee's exclusive use bears to the total square footage of the building as contribution to the shared utility costs.

Sublessee shall be permitted to make commercially reasonable use of the building's electricity, gas, water, sewer, garbage pickup and disposal, and other public utilities and sanitary facilities without additional charge. Excessive use, as determined by County in its sole discretion, shall be grounds for termination for the Agreement.

Sublessee shall also be permitted reasonable access and use of common areas, such as the kitchen. In addition, Sublessee shall be allowed to share with Sublessor use of the reception space with the forward facing lobby window and desk for reception staff (as is reasonably needed).

11. ENTRY AND INSPECTION

Sublessee shall allow the Lessor and/or Sublessor or their respective agents or authorized representatives access to the lease premises at any time during normal business hours for the purposes of inspection, basic maintenance and janitorial services and to make such repairs, replacements or additions in, to, on and about the premises as Lessor and/or Sublessor or their respective agents or authorized representatives deems necessary or desirable.

12. INDEMNIFICATION

Sublessee shall and hereby does indemnify, defend (with counsel satisfactory to the Sublessor), and save harmless the County of Tehama, and its officers, employees, and agents (collectively “Indemnified Parties”) from and against any and all liability, damages, attorney fees, costs, expenses, or losses of any kind whatsoever, including without limitation, damages related to decreases in the value of the premises and claims for damages or decreases in the value of any adjoining property. (“Indemnified Loss”). Indemnified Loss includes, without limitation, court costs, penalties, fines, liens, judgments, consultants’ fees, investigation and remediation costs, and other expenses of every kind asserted against or incurred by the Indemnified Parties, directly or indirectly arising from or related to the exercise by Sublessee, its officers, employees, agents, or invitees, of the rights granted by this Agreement, or their use of the premises, or any other act or omission of the Sublessee, including from any failure by Sublessee to comply with the terms of this Agreement. Sublessee’s obligation to defend will commence immediately upon the assertion of any claim or demand for Indemnified Loss by or against the Indemnified Parties that is tendered to Sublessee, shall apply to any claim that actually or potentially falls within the coverage of this indemnity provision, even if such allegation is or may be groundless, fraudulent, or false, and will continue at all times after such tender until each such claim is fully and finally resolved. Notwithstanding this foregoing, this indemnity shall not apply to those losses solely and directly caused by the gross negligence or willful misconduct of the Indemnified Parties. Sublessee’s indemnification and defense obligations under this Section shall survive the termination or expiration of this Agreement.

13. INSURANCE REQUIREMENTS

Sublessee shall procure and maintain, for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with Sublessee’s use of or occupancy of the premises. At a minimum, Sublessee shall maintain the insurance coverage, limits of coverage and other insurance requirements as described below.

Commercial General Liability - \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If coverage is subject to an aggregate limit, that aggregate limit will be twice the occurrence limit, or the general aggregate limit shall apply separately to this location. All such insurance coverage shall be provided on an “occurrence” basis, rather than a “claims made”

basis. The policy shall include, or be endorsed to include "Tehama County, its elected officials, officers, employees and volunteers" as an additional insured party. The certificate hold shall be "County of Tehama."

Verification of Coverage

Contractor shall furnish Sublessor with original certificates and endorsements effecting coverage required herein. All certificates and endorsements shall be received and approved by the Sublessor prior to Sublessor signing this agreement and on an annual basis thereafter for as long as Sublessee occupies the premises. The Sublessor reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

14. AUTHORITY

Each party executing this Agreement and each person executing this Agreement in any representative capacity, hereby fully and completely warrants to all other parties that he or she has full and complete authority to bind the person or entity on whose behalf the signing party is purposing to act.

15. REVENUE AND TAXATION CODE SECTION 107.6 POSSESSORY INTEREST NOTICE

Sublessee is hereby advised that this Agreement may create a possessory interest subject to property taxation, and that Sublessee, as the party in whom the possessory interest is vested, may be subject to the payment of property taxes levied on the interest. Sublessee is encouraged to contact the Tehama County Assessor to determine whether a taxable possessory interest has been created, and whether Sublessee is required to pay property tax upon that interest. Any such property tax shall be solely the responsibility of Sublessee.

16. WASTE OR NUISANCE

Sublessee shall not commit or permit the commission by others of any waste on the premises; Sublessee shall not maintain or commit, or permit the maintenance or commission of any nuisance as defined in Civil Code Section 3479 on the premises, and Sublessee shall not use or

permit the use of the premises for any unlawful purpose. Sublessee shall not keep or generate hazardous substances about the premises. Sublessee shall not engage in or permit any activity or condition which will increase the existing rates for or cause cancellation of any fire, casualty, liability, or other insurance policy insuring the building or its contents.

17. NON-DISCRIMINATION

Sublessee shall comply with all applicable federal and California laws relating to discrimination against employees or members of the public because of race, color, ancestry, national origin, religious creed, disability, or sexual orientation, including, but not limited to, the California Fair Employment Practice Act beginning with Government Code section 12900 and Labor Code section 1735, Title VII of The Civil Rights Act of 1964, The Civil Rights Act of 1990, The Americans With Disabilities Act of 1990, and California Title 24.

18. RELATIONSHIP OF THE PARTIES

Sublessee and Sublessor hereby confirm and agree that, in performing their respective obligations and exercising their respective rights under this Agreement, each party is at all times an independent contractor with respect to the other Party, and that no relationship of employer-employee, partnership, or joint venture is created by this Agreement between Sublessee and Sublessor. Neither Sublessee nor the Sublessor, nor any other person or entity performing services on behalf of either party pursuant to this Agreement, will have any right or claim against the other party under this Agreement for social security benefits, workers' compensation benefits, health benefits, vacation pay, sick leave, or any other employee benefits for any kind or nature whatsoever. Each party is responsible to provide and maintain its own workers' compensation insurance covering its own employees, and neither party will have any liability or responsibility for workers' compensation insurance coverage for employees of the other party.

19. NOTICES

Any notice required to be given pursuant to the terms and provisions of this agreement shall be in writing and shall be sent first class to the following addresses:

If to Sublessor: Bekkie F. Emery, Director
Tehama County Social Services
310 South Main Street
Red Bluff, CA 96080

If to Sublessee: Daniel Buchanan, Executive Director
Empower Tehama
1805 Walnut Street
Red Bluff, CA 96080

Notice shall be deemed to be effective two days after mailing.

20. STANDARDS OF THE PROFESSION

Sublessee agrees to perform its duties and responsibilities pursuant to the terms and conditions of this agreement in accordance with the standards of the profession for which Sublessee has been properly licensed to practice.

21. LICENSING OR ACCREDITATION

Where applicable Sublessee shall maintain the appropriate license or accreditation through the life of this contract.

22. CONFIDENTIALITY

The intent of this agreement is for Sublessee to provide domestic violence services. However, should specific information regarding the County's clients become known to Sublessee, the following confidentiality rules shall apply:

- a. Sublessee shall require all employees, volunteers, agents, and officers to comply with the provisions of Section 10850 of the Welfare and Institutions Code and Manual of Policies and Procedures (MPP) Division 19, which provide that:
 - 1.) All applications and records concerning any individual made or kept by Sublessee shall be confidential and shall not be open to examination for any purpose not directly connected to the administration of this program.

- 2.) No person shall publish, disclose, use, permit or cause to be published or disclosed any list of persons receiving public social services, except as provided by law.
 - 3.) No person shall publish, disclose, use, permit or cause to be published, disclosed or used any confidential information pertaining to an applicant or recipient, except as provided by law.
- b. Sublessee shall ensure all employees, volunteers, agents, and officers comply with the above provisions, and shall inform all employees, agents, and officers that any person knowingly and intentionally violating such provisions is guilty of a misdemeanor.
 - c. During the term of this agreement, both parties may have access to information that is confidential or proprietary in nature. Both parties agree to preserve the confidentiality of and to not disclose any such information to any third party without the express written consent of the other party or as required by law. This provision shall survive the termination, expiration, or cancellation of the agreement.
 - d. Notwithstanding any other provision of this Agreement, Sublessee agrees to protect the confidentiality of any and all patient, client, or resident medical information, which may be viewed in the process of doing his/her/its contracted services. Sublessee understands that he/she/it is subject to all of the confidentiality requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA); Title 42, Section 2.1 through 2.67-1, Code of Federal Regulations; and Confidentiality of Medical Information Act [Part 2.6 (commencing with Section 56)] of Division 1 of the Civil Code. Violation of the confidentiality of patient, client, or resident medical information may result in federally imposed fines and penalties and the cancellation of this agreement.

23. ENTIRE AGREEMENT

This instrument constitutes the sole and only agreement between Sublessor and Sublessee respecting the premises, the leasing of the premises to Sublessee, or the lease term created under this lease, and correctly sets forth the obligations of Sublessor and Sublessee to each other as of its date. Any agreements or representations respecting the premises or their leasing by Sublessor to Sublessee not expressly set forth in this instrument are null and void. The terms of this

agreement may not be modified by oral agreement. No modification of this agreement shall be valid unless it is in writing and signed by both parties.

24. LAW AND VENUE

This agreement shall be deemed to be made in, and shall be governed by and constructed in accordance with the laws of the State of California (excepting any conflict of laws provisions which would serve to defeat application of California substantive law). Venue for any action arising from this agreement shall be in Tehama County, California.

25. COMPLIANCE WITH LAWS AND REGULATIONS

Sublessee shall comply with and conform to all laws and regulations, municipal, state and federal, and any and all requirements and orders of any municipal, state, or federal board or authority, present or future, in any way relating to the condition, use, or occupancy of the premises throughout the entire term of this Sublease.

26. SEVERABILITY

If any provision of this Agreement shall be held or made invalid by a court decision, statute or rule, or shall be otherwise rendered invalid, the remainder of this Agreement shall not be affected thereby.

IN WITNESS WHEREOF, Sublessor and Sublessee have executed this agreement on the day and year set forth below.

SUBLESSOR:

Date: _____

Matt Hansen, Chair, Tehama County Board of Supervisors

SUBLESSEE:

Date: 11/21/2025



David Greer (Nov 21, 2025 15:01:57 PST)

Dave Greer, Board Chairman

EXHIBIT A
MASTER LEASE AGREEMENT AND LEASE EXTENSION
LEASE AGREEMENT

Preamble and Definitions:

This lease is made and entered into on Oct. 1, 2009, by and between the CORNING HEALTHCARE DISTRICT, referred to herein as "Lessor," and the COUNTY OF TEHAMA referred to herein as "Lessee."

Lessor, for and in consideration of the rent to be paid by Lessee and of the covenants and provisions to be kept and performed by Lessee under this lease, hereby leases to Lessee, and Lessee agrees to lease from Lessor, subject to the conditions set forth herein, the real property referred to herein as the "Premises."

"Premises" as used herein shall refer to 7,950 square feet, more or less, of office space for Lessee's exclusive use, together with non-exclusive use of 2,375 square feet, more or less, of common area, both as depicted in Exhibit "A" attached hereto, in the office building (hereinafter "Building") to be constructed in accordance herewith at 275 Solano Street, Corning, California. Lessee shall also have non-exclusive use of no less than 55 parking spaces on the premises, which shall include no less than 15 secured parking spaces.

ARTICLE 1. CONSTRUCTION CONDITIONS AND TERM OF LEASE

Section 1.01 – Construction of Building: Lessor shall construct, at its own expense, a 11,417 square foot office building at 275 Solano Street, Corning, California in substantial accordance with the plans and specifications referenced in Lessor's advertisement for bids published on June 22, 2009 and in accordance with all applicable local, state and federal requirements, ordinances and laws. Such construction shall be commenced no later than September 1, 2009 and completed on or before August 30, 2010. For purposes of this Article, construction shall be deemed completed when a certificate of occupancy has been issued and the Premises are reasonably suitable for Lessee's occupancy. Notwithstanding any other provision of this Lease, Lessee's obligations hereunder are expressly conditioned upon commencement and completion of construction at the times set forth in this Section, and Lessee shall have no obligation whatsoever hereunder in the event that construction is not commenced and completed as set forth herein.

Section 1.02 – Term: Provided that construction is completed as set forth in Section 1.01, Lessee's occupancy under this lease shall commence on the first day of the second calendar month following completion of construction of the Building. The term of the lease shall end on August 30, 2020, unless terminated earlier pursuant to the provisions of this lease.

Section 1.03 – Holding Over: In the event Lessee holds over and continues in possession of the Premises after expiration of the Term, Lessee's continued occupancy of the Premises shall be considered a month-to-month tenancy subject to all the terms and conditions of this lease.

C: Clerk of the Board
HSA / ucl
Sandra Lee / Admin

ARTICLE 2. RENT

Section 2.01 – Monthly Rent: Lessee agrees to pay to Lessor a fixed Monthly Rental Sum for the use and occupancy of the Premises, as set forth below:

- (a) Beginning upon the commencement of Lessee's occupancy hereunder, and continuing until June 30, 2011, Lessee shall pay to Lessor the Monthly Rental Sum of \$8,506.50
- (b) The Monthly Rental Sum shall be adjusted annually effective on the 1st day of July, beginning July 1, 2011, based upon the percentage change in the California Consumer Price Index for All Urban Consumers with the index base period of 1982-1984=100, as determined by the California Department of Industrial Relations, measured from the prior year's February data to the current year's February data. All adjustments hereunder shall be cumulative.
- (c) Rent shall be due on or before the first day of the first month in each and every month during the Term set forth in Section 1.02. Rent shall be paid by delivery to Lessor personally or by mailing to Lessor at the address specified in Section 10.02, or at any other place or places as Lessor may from time to time designate by written notice delivered to Lessee.

ARTICLE 3. USE OF PREMISES/COMMON AREAS

Section 3.01 – Permitted Use: During the term of this lease (and extensions, if any), the Premises shall be used by Lessee for County government and health service center offices at which various health and social services are provided directly to members of the public onsite, and which also house ancillary offices for County employees providing and supporting these functions, and any other use that complies with applicable zoning..

Section 3.02 – Waste or Nuisance: Lessee shall not commit or permit the commission by others of any waste on the Premises; Lessee shall not maintain or commit, or permit the maintenance or commission of any nuisance as defined in Civil Code Section 3479 on the Premises, and Lessee shall not use or permit the use of the Premises for any unlawful purpose. Lessee shall not keep or generate hazardous substances about the premises.

Section 3.03 – Compliance With Laws: Lessee shall comply with all statutes, ordinances, regulations, and requirements of all governmental entities, both federal and state and county or municipal, including those requiring capital improvements to the Premises, including but not limited to all improvements relating to Lessee's use and occupancy of Premises and those not relating to occupancy, whether those statutes, ordinances, regulations, and requirements are now in force or are subsequently enacted. The judgment of any court of competent jurisdiction, or the admission by Lessee in a proceeding brought against Lessee by any government entity, that Lessee has violated any such statute, ordinance, regulation, or requirement shall be conclusive as between Lessor and Lessee and shall constitute grounds for termination of this lease by Lessor.

ARTICLE 4. UTILITIES/JANITORIAL AND TAXES

Section 4.01 – Utilities/Janitorial: Subject to Section 4.02, Lessor shall pay all charges for the furnishing of electricity, gas, water, sewer, garbage pickup and disposal, and other public utilities to the Premises during the term of this lease. Lessor shall also furnish, at its own cost, commercially reasonable janitorial services for the Premises, including, but not limited to,

regular cleaning of office areas, common areas, and restrooms, janitorial supplies, and waste disposal. Lessee shall be responsible for charges for telephone, internet, and DSL service to the areas leased for Lessee's exclusive use.

Section 4.02 – Sharing of Utility Costs:

(a) In the event that, in any month, the charges for the furnishing of electricity, gas, water, sewer, garbage pickup and disposal, and other public utilities to the Building exceeds the Base Utility Amount set forth in subdivision (b) of this Section, Lessee shall pay to Lessor a portion of the charges in excess of that Amount, as follows:

Lessee shall pay fifty percent (50%) of the amount equal to the same percentage of such excess charges that the square footage of the areas leased for Lessee's exclusive use bears to the total square footage of the Building.

(b) The initial Base Utility Amount shall be \$3,219.76. The Base Utility Amount shall be adjusted annually effective on the 1st day of July, beginning July 1, 2011, based upon the percentage change in the California Consumer Price Index for All Urban Consumers with the index base period of 1982-1984=100, as determined by the California Department of Industrial Relations, measured from the prior year's February data to the current year's February data. All adjustments hereunder shall be cumulative.

Section 4.03 – Real Property Taxes: All real property taxes and assessments levied or assessed against the Premises by any governmental entity, including any special assessments imposed on or against the Premises for the construction or improvement of public works in, on, or about the Premises, shall be paid, before they become delinquent, by Lessor.

ARTICLE 5. ALTERATIONS AND REPAIRS

Section 5.01 – Condition of Premises: Lessor represents and warrants that, upon commencement of Lessee's occupancy hereunder, the Premises shall be in good, clean, safe, and rentable condition suitable for Lessee's use.

Section 5.02 – Maintenance by Lessor: Lessor shall keep the Building and Premises in good state of repair at its sole cost and expense. Lessor shall warrant and be fully responsible for all repairs and maintenance to the existing systems, including ventilation (heating, ventilating, air-conditioning), and the delivery of adequate utilities. Lessor shall provide landscape maintenance and parking lot maintenance including drainage.

Section 5.03 – Alterations/Liens: Lessee shall not make or permit any other person to make any alterations to the Premises or to any Improvements on the Premises without the prior written consent of Lessor. Lessor shall not unreasonably withhold this consent. Lessee shall keep the premises free and clear from any and all liens, claims, and demands for work performed, materials furnished, or operations conducted on the Premises at the instance or request of Lessee. Furthermore, any and all alterations, additions, improvements, and fixtures made or placed in or on the Premises by Lessee or any other person shall on expiration or earlier termination of this lease, become the property of Lessor and remain on the premises, except trade fixtures which Lessee shall be permitted to removed from the leased premises at any time during the term hereof or within thirty (30) days after expiration or sooner termination of this Lease. Lessor shall have the option, however, on expiration or

termination of this lease, of requiring Lessee, at Lessee's sole cost and expense, to remove any or all such alterations, additions, improvements, or fixtures from the Premises, repairing any damage caused by such removal.

Section 5.04 – Entry By Lessor: Lessor and its agents shall have the right to enter the premises at all reasonable times as scheduled with Lessee (and at any time during an emergency) for all of the following purposes: Inspection of the Premises, repairs required of Lessor, inspection to assure that Lessee is complying with the terms of this lease, and for the purpose of doing other lawful acts that may be necessary to protect Lessor's interest in the Premises or for the purpose of performing Lessor's duties under this lease.

Section 5.05 – Surrender of Premises: On expiration or earlier termination of this lease, Lessee shall promptly surrender and deliver the Premises to Lessor in as good condition as they were upon the commencement of Lessee's occupancy hereunder, excluding reasonable wear and tear, and repairs required to be made by Lessor under this lease.

ARTICLE 6. INDEMNITY AND INSURANCE

Section 6.01 – Lessor Indemnification: Lessee shall hold Lessor harmless for all damages to any person or property occurring in, on, or about the Premises and arising out of Lessee's use and occupation of said Premises, except that Lessor shall be liable to Lessee and shall hold Lessee harmless for damage resulting from the acts or omissions of Lessor or its authorized representatives.

Section 6.02 – Lessee Public Liability Insurance: Lessee shall provide to Lessor a letter of self-insurance evidencing commercial general liability insurance and other insurance necessary to protect Lessor and the public with combined single limit coverage of at least One Million Dollars (\$1,000,000) per occurrence and a general aggregate combined single limit of bodily injury and property damage liability of at least Two Million Dollars (\$2,000,000).

Section 6.03 – Lessor's Property Insurance: Lessor shall maintain on the building and other improvements that are a part of the Premises a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, to the extent of the full replacement value.

ARTICLE 7. SIGNS AND TRADE FIXTURES

Section 7.01 – Installation and Removal of Trade Fixtures: Lessee shall have the right at any time and from time to time during the term of this lease, at Lessee's sole cost and expense, to install and affix in, to, or on the Premises any items including fixtures which are reasonably necessary to the performance of the activities for which the Premises are leased. Lessor's right of pre-approval as previously stated in this agreement shall not be unreasonably withheld, and the discretion of Lessee in design shall be honored.

Section 7.02 – Unremoved Trade Fixtures: Any additions or fixtures described in this Article that are not removed from the Premises by Lessee as described in Section 5.03 shall be deemed abandoned by Lessee and shall automatically become the property of Lessor as owner of the real property to which they are affixed. This provision does not negate the right of Lessor to insist that such additions or fixtures be removed by Lessee, and a written

demand by Lessor to Lessee within 30 days of lease termination shall require Lessee to remove and repair.

Section 7.03 – Signs: Lessee may erect, maintain, permit, and from time to time remove any signs in or about the Premises that Lessee may deem necessary or desirable, provided that any signs erected or maintained by Lessee shall comply with all requirements of any governmental authority with jurisdiction.

ARTICLE 8. DESTRUCTION OF PREMISES

Section 8.01 – Lessor's Obligation to Repair: Except as otherwise provided in Section 8.02 below, if at any time during the Term of this lease, the Building on the Premises is damaged or destroyed by any cause, Lessor shall promptly repair, rebuild, or restore the Building to substantially the same condition as the Building was delivered to Lessee at the commencement of Lessee's occupancy hereunder. Lessor shall have the obligation to repair, rebuild, or restore described in this section whether or not the insurance proceeds paid to Lessor are sufficient to cover the total cost of repair, restoration, or rebuilding. Lessor shall commence repair, restoration, or rebuilding, as appropriate, not later than sixty (60) days after occurrence of the event causing damage or destruction and shall cause construction to be completed not later than eight (8) months after the occurrence of the event causing damage or destruction. In the event Lessor does not commence or complete construction within the time periods described in this section, Lessee shall have the right to terminate this lease by giving Lessor written notice within thirty (30) days after expiration of either time period.

Section 8.02 – Lessor's Right to Terminate Lease: Notwithstanding Section 8.01, Lessor shall have the right to terminate this lease and shall have no obligation to repair, restore, or rebuild the Premises or the Building under any of the following circumstances:

- (a) Damage or destruction from an insured casualty when the damage or destruction cannot reasonably be repaired, restored, or rebuilt within the period required by Section 8.01.
- (b) Damage or destruction from an uninsured casualty when the cost of repair, restoration, or rebuilding exceeds a total of twenty-five percent (25%) of the then replacement cost of the Building;
- (c) Damage or destruction from an uninsured casualty occurring during the last two (2) years of the Term of this lease.

If Lessor elects to terminate this lease under any of the above circumstances, Lessor shall give written notice to Lessee no later than sixty (60) days after occurrence of the casualty.

Section 8.03 – Abatement of Rent: If damage or destruction to the Premises renders the operation of Lessee's offices at the Premises impracticable and Lessee in fact ceases to operate its business at the Premises, the rent required under this lease shall abate during the period in which Lessor is required to perform repairs or restoration, or to rebuild. In the event Lessee is able to continue partial operation of its business, rent shall be reduced during the period of repair in proportion to the reduction of square footage used by Lessee.

ARTICLE 9. DEFAULT, ASSIGNMENT, AND TERMINATION

Section 9.01 – Restriction Against Subletting or Assignment: Lessee shall not encumber, assign, or otherwise transfer this lease, any right or interest in this lease, or any right or interest in the Premises or any of the Improvements that may now or hereafter be constructed or installed on the Premises without first obtaining the express written consent of Lessor. Lessee shall not sublet the Premises or any part of the Premises or allow any other person, other than Lessee's agents, clients, servants, employees, invitees and guests, to occupy the Premises or any part of the Premises without the prior written consent of Lessor. A consent by Lessor to one assignment, one subletting, or one occupation of the Premises by another person shall not be deemed to be a consent to any subsequent assignment, subletting, or occupation of the Premises by another person. Except as provided herein, any encumbrance, assignment, transfer, or subletting without the prior written consent of Lessor, whether voluntary or involuntary, by operation of law or otherwise, is void and shall, at the option of Lessor, terminate this lease. The consent of Lessor to any assignment of Lessee's interest in this lease or the subletting by Lessee of the Premises or parts of the Premises shall not be unreasonably withheld.

Section 9.02 - Default Defined: The occurrence of any of the following shall constitute a material default and breach of this lease by Lessee:

- (a) Any failure by Lessee to pay the rent or to make any other payment required to be made by Lessee under this lease (when that failure continues for ten (10) days after written notice of the failure is given by Lessor to Lessee).
- (b) The abandonment or vacation of the Premises by Lessee (the absence of Lessee from or the failure by Lessee to conduct business on the Premises for a period in excess of thirty (30) consecutive days shall constitute an abandonment or vacation for purposes of this lease).
- (c) A failure by Lessee to observe and perform any other provision of this lease to be observed or performed by Lessee, when that failure continues for thirty (30) days after written notice of Lessee's failure is given by Lessor to Lessee; provided, however, that if the nature of that default is such that it cannot reasonably be cured within thirty days, Lessee shall not be deemed to be in default if Lessee commences that cure within the thirty (30) day period and thereafter diligently prosecutes it to completion.

Section 9.03 – Termination of Lease: In the event of any default by Lessee under this lease, Lessor shall have the right to terminate this lease and all rights of Lessee hereunder by giving written notice of the termination. No act of Lessor shall be construed as terminating this lease except written notice given by Lessor to Lessee advising Lessee that Lessor elects to terminate the lease. In the event Lessor elects to terminate this lease, Lessor may recover from Lessee any unpaid rent that had been earned at the time of termination of the lease.

The term "rent" as used in this section shall include all sums required to be paid by Lessee pursuant to the terms of this lease.

Section 9.04 – Termination for Non-Appropriation: Lessee may terminate this lease immediately, without cost or penalty, should the Tehama County Board of Supervisors decline to appropriate sufficient funds for this lease in any fiscal year. In the event Lessee elects to

terminate this lease under this Section, Lessor may recover from Lessee any unpaid rent that had been earned at the time of termination of the lease.

The term "rent" as used in this section shall include all sums required to be paid by Lessee pursuant to the terms of this lease.

Section 9.05 – Modification or Termination upon Reduction in Funding: The parties acknowledge that Lessee's contemplated usage of the Premises is dependent upon the availability of various federal, state, and local funds. Without limiting any provision of Section 9.04, in the event that federal, state, or local funding for any activity hereinafter conducted by Lessee upon the Premises is reduced or eliminated, Lessee shall have the following options, in Lessee's sole discretion:

(1) Continue this lease in full force and effect, without modification.; or

(2) Lease a reduced portion of the Premises. Lessee shall give Lessor ninety (90) days written notice of Lessee's exercise of this option. If Lessee selects this option, Lessee shall designate in writing the portion of the Premises that Lessee will continue to Lease for Lessee's exclusive use. This lease shall terminate as to all "exclusive use" portions of the Premises not so designated by Lessee. Upon the effective date of Lessee's selection, the Monthly Rental Sum shall be recalculated by dividing the Monthly Rental Sum payable during the preceding month by 7,950, and then multiplying the resulting amount by the square footage of the portion of the Premises designated by Lessee for Lessee's exclusive use, yielding the new Monthly Rental Sum. The new Monthly Rental Sum shall thereafter be subject to adjustment under Section 2.01(b). Likewise, upon the effective date of Lessee's selection, the Base Utility Amount shall be recalculated by dividing the Base Utility Amount operative during the preceding month by 7,950, and then multiplying the resulting amount by the square footage of the portion of the Premises designated by Lessee for Lessee's exclusive use, yielding the new Base Utility Amount. The new Base Utility Amount shall thereafter be subject to adjustment under Section 4.02(b). Except as provided in this Subsection, all provisions of this lease shall continue in full force and effect from and after the effective date of Lessee's selection.; or

(3) Terminate this lease without cost or penalty. Lessee shall give Lessor ninety (90) days written notice of Lessee's exercise of this option. If Lessee selects this option, the lease shall terminate on the ninety-first (91st) day. Lessor may recover from Lessee any unpaid rent that had been earned at the time of termination of the lease. The term "rent" as used in this Subsection shall include all sums required to be paid by Lessee pursuant to the terms of this lease.

Section 9.06 – Waiver of Breach: The waiver by Lessor of any breach by Lessee of any of the provisions of this lease shall not constitute a continuing waiver or a waiver of any subsequent breach by Lessee either of the same or another provision of this lease.

ARTICLE 10. MISCELLANEOUS

Section 10.01 – Force Majeure—Unavoidable Delays: If the performance of any act required by this lease to be performed by either Lessor or Lessee is prevented or delayed by reason of an act of God, strike, lockout, labor troubles, inability to secure materials, restrictive

governmental laws or regulations, or any other cause except financial inability that is not the fault of the party required to perform the act, the time for performance of the act will be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused. However, nothing contained in this section shall excuse the prompt payment of rent by Lessee as required by this lease or the performance of any act rendered difficult solely because of the financial condition of the party required to perform the act. This Section shall not be applicable to Lessor's obligations under Section 1.01.

Section 10.02 – Notices: Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this lease or by law to be served on or given to either party to this lease by the other party to this lease shall be in writing and shall be deemed duly served and given when personally delivered to the party to whom they are directed, or in lieu of personal service, when deposited in the United States mail, first-class postage prepaid, addressed as follows:

LESSOR	LESSEE
Shirley Fay, Ph.D District Manager Coming Healthcare District Post Office Box 996 Coming, CA 96021	Williams J. Goodwin Chief Administrator County of Tehama 727 Oak Street Red Bluff, CA 96080 With copies to: Valerie Lucero Executive Director Tehama County Health Services Agency Post Office Box 400 Red Bluff, CA 96080 Charlene Reid Director Tehama County Department of Social Services 310 South Main Street Red Bluff, CA 96080

Either party, Lessee or Lessor, may change its address for the purpose of this section by giving written notice of that change to the other party in the manner provided in this section.

Section 10.03 – Binding on Heirs and Successors: This lease shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Lessor and Lessee, but nothing in this section shall be construed as a consent by Lessor to any assignment of this lease or any interest therein by Lessee except as provided in Section 10.01 of this lease.

Section 10.04 – Partial Invalidity: If any provision of this lease is held by a court of competent jurisdiction to be either invalid, void, or unenforceable, the remaining provisions of this lease shall remain in full force and effect unimpaired by the holding.

Section 10.05 – Sole and Only Agreement/Modification: This instrument constitutes the sole and only agreement between Lessor and Lessee respecting the Premises, the leasing of the Premises to Lessee, or the lease term created under this lease, and correctly sets forth the obligations of Lessor and Lessee to each other as of its date. Any agreements or representations respecting the Premises or their leasing by Lessor to Lessee not expressly set forth in this instrument are null and void.

The terms of this agreement may not be modified by oral agreement. No modification of this agreement shall be valid unless it is in writing and signed by both parties.

Section 10.06 – Time of Essence: Time is expressly declared to be of the essence by both parties.

In this lease the neuter gender includes the feminine and masculine, and the singular number includes the plural, and the word "person" includes corporation, partnership, firm, or association wherever the context requires.

The one signing this contract for the Lessees agrees and warrants that he or she has authority to sign for all other Lessees.

Section 10.07 – Law and Venue: This Agreement shall be deemed to be made in, and shall be governed by and construed in accordance with the laws of, the State of California (excepting any conflict of laws provisions which would serve to defeat application of California substantive law). Venue for any action arising from this agreement shall be in Tehama County, California.

Section 10.08 – Authority: Each party executing this Agreement and each person executing this Agreement in any representative capacity, hereby fully and completely warrants to all other parties that he or she has full and complete authority to bind the person or entity on whose behalf the signing party is purporting to act.

Section 10.09 – Legal Authorization: The parties acknowledge and agree that this lease is authorized by Health and Safety Code section 32121, subdivision (c) and Government Code sections 25351, subdivision (a), 25353 and 6500 et seq. Lessor warrants and represents that this lease is not for the operation or maintenance of a "hospital" within the meaning of Health and Safety Code section 32126, and is therefore not subject to the provisions of that Section or Health and Safety Code section 36121, subdivision (p). Lessor shall hold harmless, defend, and indemnify Lessee from and against any claim, damages, liability, loss, cost, expense, suit, or action founded upon an allegation that this lease is subject to the requirements of Section 32126 or 32121, subdivision (p), or is otherwise invalid, void, voidable, or unenforceable, in whole or in part, due to failure to comply with any provision of Division 23 (commencing with Section 32000) of the Health and Safety Code.

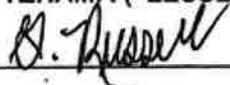
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 02 day of October, 2009.

CORNING HEALTHCARE DISTRICT ("LESSOR")

By: Marlene Mason
Print name: MARLENE MASON

Chairperson, Board of Directors

COUNTY OF TEHAMA ("LESSEE")

By: 

Print name: George Russell
Chairperson, Board of Supervisors

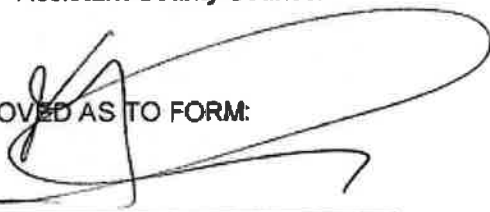
APPROVED AS TO FORM:

County Counsel
County of Tehama

By: 

Name: Arthur J. Wylene,
Assistant County Counsel

APPROVED AS TO FORM:

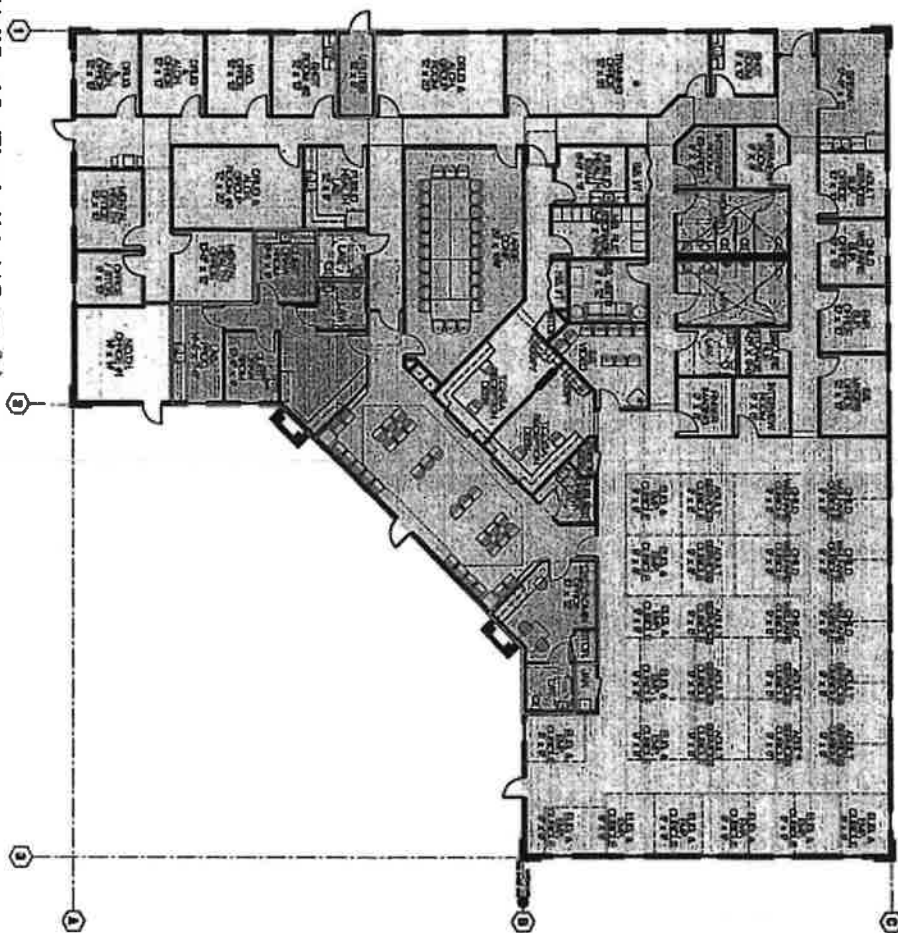
By: 

Name: Tom Andrews,
Attorney for the Coming Healthcare District

EXHIBIT "A"

A NEW OFFICE BUILDING FOR CORNING HEALTHCARE DISTRICT

FLOORPLAN - Final (11,417 sq. ft.)



LEGEND

- CORNING AREA
- ADMINISTRATION
- THOMAS COUNTY DEPARTMENT OF SOCIAL SERVICES
- HEALTH SERVICES AGENCY
- HEALTH & SOCIAL SERVICES SHARED RESOURCE ROOMS
- CLIENT OUTPATIENT ROOM
- NEW BUILDINGS TO HAVE

NOTE: ROOMS ARE AND REMAIN IDENTICAL AND ARE IDENTICAL TO THE FLOOR OF THE CORNING PROCESS.

SCALE: 1/8" = 1'-0"



Board of County Commissioners
1155 Morris St., Suite 110
Columbus, Georgia 31906
(706) 324-1234 Fax (706) 324-1235
www.bcc-thomas.com

MINUTE ORDER
BOARD OF SUPERVISORS
COUNTY OF TEHAMA, STATE OF CALIFORNIA

R E G U L A R A G E N D A

AGREEMENT / TEHAMA COUNTY DEPARTMENT OF SOCIAL SERVICES / TEHAMA COUNTY HEALTH SERVICES AGENCY – CEQA Finding; Approval and Authorization for the Chairman to Sign the Lease Agreement with Corning Healthcare District for the Lease of Office Space in the Facility Located at 275 Solano St, Corning, CA

A motion was made by Supervisor Willard, seconded by Supervisor Avilla and carried by the unanimous vote of the Board to adopt a finding that the lease of office space in the Corning Healthcare District's newly constructed facility is categorically exempt from review under the California Environmental Quality Act (Class 1 and 27 Categorical Exemptions), and direction to the Chief Administrator to file a Notice of Exemption.

Following comments, a motion was made by Supervisor Willard, seconded by Supervisor Williams and carried by the unanimous vote of the Board to approve and authorize the Chairman to sign the following agreement:

AGREEMENT – Lease Agreement with Corning Healthcare District for the lease of office space in the newly constructed facility located at 275 Solano St, Corning, CA, for the initial rental amount of \$8,506.50 per month (subject to adjustments for inflation), commencing on the first day of the second calendar month following completion of construction of the facility, ending 9/30/20.
(2009 Miscellaneous Agreement Book, #333-2009)

STATE OF CALIFORNIA)ss
COUNTY OF TEHAMA)

I, BEVERLY ROSS, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an order adopted by said Board of Supervisors on the 29th day of September, 2009.

DATED: October 1, 2009

BEVERLY ROSS, County Clerk and
Ex-officio Clerk of the Board of Supervisors
of the County of Tehama, State of California

By Mackenzie Parkerson Deputy

**EXTENSION OF LEASE AGREEMENT BETWEEN THE COUNTY OF TEHAMA
AND THE CORNING HEALTHCARE DISTRICT**

This Extension Agreement (the "Extension") is made this 25th day of August, 2020 by and between the County of Tehama ("Lessor"), and the Corning Healthcare District ("Lessee").

RECITALS

1. Lessor and Lessee are parties to that certain *Lease Agreement*, effective October 1, 2009 (Tehama Co. Misc. Agreement No. 333-2009), (Original Agreement) providing for the lease of "Premises" located at 275 Solano Street, Corning, California.

2. The parties desire to extend the Agreement an additional period of ten (10) years unless terminated earlier pursuant to the provisions of this lease.

AGREEMENT

In consideration of the mutual agreements herein set forth, and for the good and valuable consideration, the parties agree as follows:

1. The above recitals are hereby incorporated into this Extension.
2. The term of the Original Agreement is hereby extended for an additional period of ten (10) years, commencing on September 1, 2020 and terminating on August 30, 2030.
3. Section 10.2 – Notices shall be amended as follows:

Section 10.02 – Notices: Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this lease or by law to be served on or given to either party to this lease by the other party to this lease shall be in writing and shall be deemed duly served and given when personally delivered to the party to whom they are directed, or in lieu of personal service, when deposited in the United States mail, first-class postage prepaid, addressed as follows:

LESSOR	LESSEE
Tina Bonham District Manager Corning Healthcare District Post Office Box 996 Corning, CA 96021	Williams J. Goodwin Chief Administrator County of Tehama 727 Oak Street Red Bluff, CA 96080 With copies to: Valerie Lucero Executive Director Tehama County Health Services Agency Post Office Box 400 Red Bluff, CA 96080 Laura Hawkins Director Tehama County Department of Social Services 310 South Main Street Red Bluff, CA 96080

Miscellaneous Agreement #2020-247

4. All other terms and conditions of the Original Agreement and Extension Agreement shall remain in effect unchanged during the term of the Extension.

5. This Extension, together with the Original Agreement, constitutes the entire agreement of the parties and supersedes all previous agreements, writings and oral statements. In the event of any inconsistency or conflict between this Extension and the Original Agreement, the provisions of this Extension shall prevail over those of the Original Agreement. This Extension and the Original Agreement may not be further modified except in a writing signed by both parties.

SIGNED for and on behalf of
COUNTY OF TEHAMA (LESSEE)

By: 

Title: Chairman

Approved as to Form:

County Counsel, County of Tehama

SIGNED for and on behalf of
CORNING HEALTHCARE DISTRICT
(LESSOR)

By: 

Title: Pres of the Board

Approved as to Form:


Thomas Andrews, District Counsel

E-Contract Review
Approval as to Form

Department Name: Administration

Vendor Name: Corning Healthcare District.

Contract Description: Amendment to extend lease agreement.

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read 'R. Stout', is written over a horizontal line.

Date: 08/20/2020

Office of the Tehama County Counsel
Richard Stout, County Counsel

MINUTE ORDER
BOARD OF SUPERVISORS
COUNTY OF TEHAMA, STATE OF CALIFORNIA

C O N S E N T A G E N D A

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Burt Bundy, Supervisor - District 5
SECONDER: Steve Chamblin, Supervisor - District 1
AYES: Chamblin, Garton, Williams, Bundy, Carlson

11. HEALTH SERVICES AGENCY / DEPARTMENT OF SOCIAL SERVICES

- a) **AGREEMENT** - Approval and authorization for the Chairman to sign the Amendment to the agreement (Misc. Agreement #333-2009) with Corning Healthcare District for the lease of office space located at 275 Solano Street, Corning, California, to extend the Agreement for an additional period of ten (10) years, commencing on 9/1/20 and terminating on 8/30/30.
(Miscellaneous Agreement #2020-247)

STATE OF CALIFORNIA)
) ss
COUNTY OF TEHAMA)

I, JENNIFER VISE, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an order adopted by said Board of Supervisors on the 1st day of September, 2020.

DATED: September 3rd, 2020

JENNIFER A. VISE, County Clerk and
Ex-officio Clerk of the Board of Supervisors
of the County of Tehama, State of California

Deputy: Robert Spale

EXHIBIT B
AUTHORIZATION FOR SUBLEASE

**CORNING HEALTHCARE DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, October 18, 2022
275 SOLANO STREET CONFERENCE ROOM
MEUSER BUILDING, CHD CAMPUS
VIDEO CONFERENCING**

CALL TO ORDER: 6:00 pm

ROLL CALL: Directors: Yvonne Boles, Valanne Cardenas, Lilia Rodriguez, Pat Hunn and Ross Turner present.

ALSO PRESENT: Maintenance Supervisor Mike Smith. District Counsel Thomas Andrews present via teleconference.

DISTRICT MANAGER: Tina E Hale present.

PLEDGE OF ALLEGIANCE: The pledge was given.

INVITATION TO PUBLIC TO ADDRESS BOARD: Members of the public were invited to speak.

ADOPTION OF AGENDA: A motion was made by Director Hunn to adopt the agenda as presented.
A second was made by Director Rodriguez. The motion was approved unanimously.

MINUTES: A motion was made by Director Turner to adopt the minutes from the previous meetings held on September 20, 2022. A second was made by Director Hunn. The motion was approved unanimously.

FINANCIAL REPORT: A motion was made by Director Turner to adopt the financial reports for July 2022.
A second was made by Director Cardenas. The motion was approved unanimously.

PRESIDENT'S REPORT: President Boles thanked the Emergency Service Providers for taking the time to give us a complete tour of the new ambulance. She stated she is very proud of the partnership with Saint Elizabeth's and Mercy Foundation North to continue quality emergency ground service to the South County. She also acknowledged the work done by District Manager Hale to help facilitate this partnership.

DIRECTOR'S REPORT: Director Cardenas and Director Hunn commented on the "Think Pink" bags given out by the District at the Corning Olive Festival and the success of the "Coming in the Evening" event.

DISTRICT MANAGER: Tina Hale reported that 250 Breast Cancer Awareness bags were given away at the Corning Olive Festival. She also reported that she attended a reception held by Mercy Foundation North. Corning Healthcare District was awarded their highest honor in gratitude for the purchase of an ambulance for St. Elizabeth's Hospital

COMMENTS AND REPORTS FROM MAINTENANCE DEPARTMENT: Mike Smith reported that there will be a safety inspection coming up. He is repairing a trip hazard on the sidewalk near Solano Street. He will be removing the birds nests from the lattice on the front of the Meuser Building.

COMMUNICATIONS, CORRESPONDENCE, AND INFORMATION: Ruby Rodriguez gave an update on the Corning Adventist Health Clinic. They are pleased to welcome a new provider, Denise Abbasi, MD. She is a dedicated pediatrician who is fluent in Spanish, French and English.

PROCLAMATION, APPOINTMENTS, RECOGNITIONS, PRESENTATIONS:

Delcie Strahan of Mercy Foundation North introduced Board Member Marie Dotson and Emergency Service Providers, Maryjo Hoskins and Sam Sauer. She reiterated their extreme gratitude and recognized their highest award was presented to Corning Healthcare District by Mercy Foundation North at a reception held in September. She announced that Corning Healthcare District are forever members of the Catherine McAuley Society.

REGULAR AGENDA:

-ADOPTION OF A RESOLUTION OF THE BOARD OF DIRECTORS CORNING HEALTHCARE DISTRICT PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY GOVERNOR'S ORDER DATED MARCH 4, 2020, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF CORNING HEALTHCARE DISTRICT

A motion was made by Director Turner to adopt RESOLUTION NO. 10-18-22, waive reading and adopt by title. A second was made by Director Hunn. The motion was approved unanimously.

-TEHAMA COUNTY DEPARTMENT OF SOCIAL SERVICES SUBLEASE TO EMPOWER TEHAMA

A motion was made by Director Cardenas to approve the sublease of office space to Empower Tehama. A second was made by Director Hunn. The motion was approved unanimously.

-ACQUISITION OF SOLAR POWER

Discussion of the information gathered regarding cost analysis and benefits of installing solar power on campus. This will be an ongoing topic of discussion and research.

COMMENTS FROM DISTRICT COUNSEL:

Attorney Andrews commented on the positive addition of Empower Tehama to our District Campus. He stated that the lease agreement with Tehama County was created with the flexibility to accommodate any changes or additions.

Corning Healthcare District welcomes the services Empower Tehama will bring to Southern Tehama County.

ADJOURNMENT: 7:30 PM



Tina E Hale
District Manager

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex and familial status. (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD)."



10/20/2022

Tehama County Board of Supervisors
727 Oak Street
Red Bluff, CA 96086

Dear Supervisors,

The Corning Healthcare District Board of Directors welcomes the addition of Empower Tehama to our campus.

District Counsel Thomas Andrews has carefully studied the proposal to sublease offices currently used by the Department of Social Services to Empower Tehama. This proposal fits the parameters set forth in the original lease agreement with Tehama County.

We are pleased to acquire the services Empower Tehama will bring to Southern Tehama County.

Sincerely,

A handwritten signature in black ink that reads "Tina E Hale".

Tina E Hale
District Manager

275 Solano Street, PO Box 996 Corning CA, 96021
(530) 824-5451 WK (530) 824-5419 Fax
Healthyreminders4u@gmail.com Corninghealthcaredistrict.org