



AGENDA REPORT

Meeting Date: March 6, 2012
Item Number: H-12
To: Honorable Mayor & City Council
From: Brenda Lavender, Real Estate & Property Management Manager 
Subject: AMENDMENT OF LEASE BY AND BETWEEN THE CITY OF BEVERLY HILLS AND DYLAN RUGA AND CASONDRA RUGA
Attachments: 1. Amendment of Lease

RECOMMENDATION

It is recommended that the City Council approve the Amendment of Lease by and between the City of Beverly Hills and Dylan and Casondra Ruga. A copy of the lease is on file with the City Clerk. If approved the Rugas will continue to lease the City owned residence at 265 S. LaPeer Drive for another year.

INTRODUCTION

The Rugas have leased the City owned residential unit since April of 2011 under a one year lease agreement that will expire on April 23, 2012.

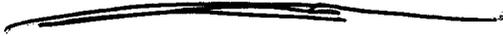
DISCUSSION

The Rugas have requested that their lease term be extended for an additional year at the current rate of \$4,500. Staff will perform an inspection of the property prior to the expiration of the current lease term to ensure that the required maintenance has been performed. The Rugas have made timely payment of their rent obligations and performed on all of the lease requirements to date.

Meeting Date: March 6, 2012

FISCAL IMPACT

The fiscal impact of this lease is monthly rent of \$4,500 and annual revenue of \$54,000.


Scott G. Miller, Director of
Administrative Services, CFO

Approved By

Attachment 1

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:

City of Beverly Hills
455 North Rexford Drive
Beverly Hills, California 90210
Attention: City Clerk

[Space Above For Recorder's Use Only]

The undersigned declare that this Amendment of Lease is exempt from Recording Fees pursuant to California Government Code Section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

AMENDMENT OF LEASE

THIS AMENDMENT OF LEASE (this "**Amendment**") is dated as of March 6, 2012, by and is entered into between the CITY OF BEVERLY HILLS ("**City**"), and DYLAN RUGA and CASONDRA RUGA (collectively, "**Tenant**").

RECITALS

A. Tenant and City have entered into that certain Residential Lease dated April 21, 2011 (the "**Lease**"), pursuant to which City has agreed to lease and demise to Tenant, and Tenant has agreed to lease and accept from City certain premises located at 265 South La Peer Drive in the City of Beverly Hills, California on land described on Exhibit "A" attached hereto.

B. A Memorandum of Lease dated April 21, 2011 was recorded on June 15, 2011 as Document No. 20110814388 in the Official Records of Los Angeles County, California.

C. Tenant and City now desire to amend the Lease as hereinafter set forth.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tenant and City agree as follows:

1. Extension of Lease Term. The term of the Lease is hereby extended to April 30, 2013 ("**Expiration Date**"); provided, however, that if City does not notify Tenant in writing on or before February 28, 2013 that City is not willing to extend Tenant's occupancy beyond April 30, 2013, then the Lease shall continue after the Expiration Date as a hold-over tenancy on the terms of the Lease except that such tenancy shall be terminable by either party upon at least sixty (60) days' prior written notice to the other.

2. Counterparts. This Amendment may be executed in any number of counterparts, each of which, when executed and delivered, shall be deemed to be an original, and all of which, taken together, shall be deemed to be one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment of Lease as of the date first written above.

CITY:

CITY OF BEVERLY HILLS

By: _____
Barry Brucker,
Mayor

TENANT:



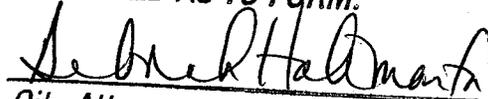
DYLAN RUGA


CASONDRA RUGA

ATTEST:

Byron Pope, City Clerk

APPROVED AS TO FORM:



City Attorney

[ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC]

ACKNOWLEDGMENT

State of California)

County of Los Angeles)

On February 16, 2012 before me, Inez N. Brown, Notary Public

(insert name and title of the officer)

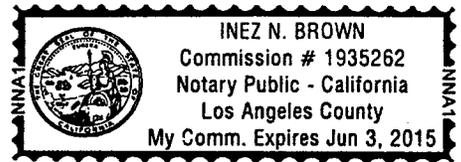
personally appeared Dylan Ruga,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Inez N. Brown (Seal)
Signature of Notary Public



ACKNOWLEDGMENT

State of California)

County of _____)

On _____ before me, _____

(insert name and title of the officer)

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On February 22, 2012 before me, Therese King, Notary Public
(insert name and title of the officer)

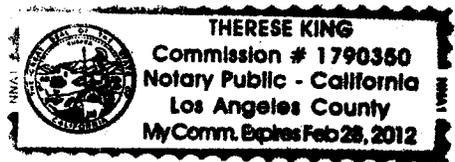
personally appeared Casondra Ruga

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Therese King (Seal)
Signature of Notary Public



ACKNOWLEDGMENT

State of California)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

EXHIBIT "A"

DESCRIPTION OF LAND

LOT 436 OF TRACT NO. 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 11 TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly known as: 265 South La Peer Drive, Beverly Hills, California,

Assessor's Parcel Number(s): 4333-003-017