

To: Eden Health District Board

From: Michael P. Mahoney

Re: Rent Abatement

I have been contacted by Epic Medical Group regarding Suite 110 in San Leandro. The physician in this suite has joined the Epic group. Unlike most of the other physician tenants in the building, the lease did not include a right to terminate if the physician either retired or joined another group. When they originally made the rent abatement request in July, I did not know that other physician tenants in the building were able to terminate their lease with short notice. Epic is the largest tenant in the Eden Building and I believe that abating the last 3 months of this San Leandro Medical Arts Building lease is reasonable. The space is being marketed, but because it is small (less than 1000 sq. ft.) it may need to be combined with adjacent space.



Partners in Cancer Care

ANTIOCH

4721 Dallas Ranch Road
Antioch, CA 94531
T: (925) 778-0679
F: (925) 778-3567

BRENTWOOD

2400 Balfour Road, Suite 230
Brentwood, CA 94513
T: (925) 634-8128
F: (925) 308-8199

CASTRO VALLEY

20400 Lake Chabot Road, Suite 102
Castro Valley, CA 94546
T: (510) 247-9227
F: (510) 247-9241

DUBLIN

6380 Clark Avenue
Dublin, CA 94568
T: (925) 875-1677
F: (925) 875-0826

EMERYVILLE

1480 64th Street, Suite 100
Emeryville, CA 94608
T: (510) 629-6682
F: (510) 830-3316

HAYWARD

27206 Calaroga Ave., Suite 208
Hayward, CA 94545
T: (510) 264-0300
F: (510) 264-9510

LIVERMORE

1133 East Stanley Blvd., Suite 117
Livermore, CA 94550
T: (925) 371-1822
F: (925) 875-0826

OAKLAND

388 9th Street, Suite 218B
Oakland, CA 94607
T: (510) 379-4991
F: (510) 830-3316

PINOLE

1330 Tara Hills Drive, Suite E
Pinole, CA 94564
T: (510) 275-7670
F: (510) 830-3316

PLEASANT HILL

400 Taylor Boulevard, Suite 201
Pleasant Hill, CA 94523
T: (925) 687-2570
F: (925) 687-2847

SAN LEANDRO

13847 E 14th Street, Suite 217
San Leandro, CA 94578
T: (510) 483-2555
F: (510) 483-1856

SAN RAMON

2301 Camino Ramon Blvd., Suite 180
San Ramon, CA 94583
T: (925) 244-1240
F: (925) 244-1823

Monday, July 11, 2017

Eden Township Healthcare District
20400 Lake Chabot Rd, Ste 303
Castro Valley, CA 94546

Attn: Michael Mahoney

RE: Termination of Lease

This letter will serve to formally notify you that we will be vacating the premises which we now occupy at 13847 East 14th Street, Ste 110 San Leandro, CA 94578 on August 31st, 2017.

We would like to request a walk through to go over the facility as soon as possible after that date. Please contact Rick Roth at (925) 771-5404 or by email at richard.roth@epic-care.com in order to coordinate the walk-through and to turn in the keys. In addition, if there are any other steps we need to take to effect the termination of this lease, please contact me immediately with these details.

Please note that our corporate office is located at 2345 Country Hills Dr., Ste. #100, Antioch CA. We would request that the security deposit be returned to this address to the attention of Finance within the allotted amount of time.

Thank you in advance for your cooperation. If you have any questions, please feel free to reach me at (925) 418-0275 or by email at lorre.helgesson@epic-care.com.

Signature: _____

Date: _____

7/13/17

Name: Lorré Helgesson

Title: Controller