

Exhibit 1
235 Grand Avenue
Proposed Lease Terms

The proposed lease terms include:

- Office Square feet, approximately 1,300 sq ft
- Rent is to be \$3,200 per month, gross lease
- Tenant to pay for the prorated share of PG&E and water
- Two years effective August 1, 2021
- Big Conference room is not included in the lease but the City staff can book it in advance to use it subject to owner's discretion.

The unit is currently used as an office space for Hisense staff and is in good shape. The City would not need to pay for any significant tenant improvements other than providing office furniture, computers, and other equipment and furnishings.