

XXX, Calif.

Deposit of two (2) months rent covering the first and last months of the leasehold will be required as follows:

CASHIER'S CHECK, MONEY ORDER or CERTIFIED CHECK in the amount of the first month's rent as bid will be required to be made at the time of the auction. The last month's rent in CASHIER'S CHECK, MONEY ORDER or CERTIFIED CHECK must be paid within five (5) days, Saturdays and Sundays included and holidays excluded.

All payments must be made at Address, Room XX, XX, California, XXXXX, in CASHIER'S CHECK, MONEY ORDER or CERTIFIED CHECK payable to the order of the Department of Transportation.

In the event the high bidder fails to pay the balance due in the time specified, that bidder shall forfeit all his rights as such bidder including deposit made.

The State of California reserves the right to reject any and all bids and to cancel the Lease at any time prior to the execution of said Lease by the State. In the event of cancellation of the Lease by the State, all monies deposited shall be refunded without payment of interest. In the event of cancellation by the high bidder, all monies deposited shall be retained by the State as liquidated damages.

Special Terms and Conditions:

All work must be completed and approved by the Property Manager within ninety (90) days from Lease inception, or the Lease may be canceled at the State's discretion.

A security deposit of CASHIER'S CHECK, MONEY ORDER, or CERTIFIED CHECK in the amount of \$XXX.00 to guarantee the performance of the repair work and Paragraphs 2, 6, and 7 of the Lease shall be paid within five (5) days, Saturdays and Sundays included and holidays excluded. Said security deposit shall be held by the State for the term of the Lease, without payment of interest.