

SJW CORP  
Form 8-K  
October 16, 2012

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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FORM 8-K

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CURRENT REPORT

Pursuant to Section 13 OR 15(d)  
of The Securities Exchange Act of 1934  
Date of Report (Date of earliest event reported) October 16, 2012

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SJW Corp.  
(Exact name of registrant as specified in its charter)

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California  
(State or other jurisdiction  
of incorporation)

1-8966  
(Commission  
File Number)

77-0066628  
(IRS Employer  
Identification No.)

110 W. Taylor Street, San Jose, California  
(Address of principal executive offices)  
(408) 279-7800

95110  
(Zip Code)

Registrant's telephone number, including area code  
Not Applicable  
(Former name or former address, if changed since last report)

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 7.01: Regulation FD Disclosure.

SJW Land Company, the registrant's wholly owned subsidiary, entered into a lease agreement dated October 16, 2012 for the remainder of its distribution facility located in Knoxville, Tennessee (for approximately 326,000 rentable square feet). The lease commences on or about November 1, 2012 and is a modified net lease with an initial five-year and four-month term and two three-year options.



SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SJW CORP.

Date: October 16, 2012

/s/ James P. Lynch  
James P. Lynch, Chief Financial Officer and Treasurer