

ORIGINAL

RESOLUTION NO.: R-2026-012

Authorizing the City Manager to execute the Lease Agreement between the City of Columbia and Oliver Gospel

BE IT RESOLVED by the Mayor and City Council this 20th day of January, 2026, that the City Manager is hereby authorized to execute the attached Lease Agreement, or on a form to be approved by the City Attorney, for the property located at 1111 Taylor Street.

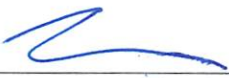
Requested by:

Assistant City Manager Shealy


Approved by:


City Manager


Approved as to form:


City Attorney

Introduced: 01/20/2026
Final Reading: 01/20/2026


Mayor

ATTEST:


City Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

LEASE AGREEMENT

This Lease Agreement ("Lease" or "Agreement") which shall be effective on the date last signed by either party ("Effective Date,") by and between the City of Columbia, South Carolina, a municipality organized and existing under the laws of the State of South Carolina ("Lessee") and Oliver Gospel ("Lessor.")

In consideration of the mutual covenants and agreements herein contained, and of other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lessor hereby demises and rents to Lessee and Lessee hereby leases the premises described below upon the terms, covenants and conditions hereinafter contained.

1. **Leased Premises.** The leased premises consist of commercial property totaling 1,238 SF located at 1111 Taylor Street, Columbia, SC 29201, in the City of Columbia, County of Richland, State of South Carolina, Tax Map No: R09014-10-18 (hereinafter referred to as "Premises").

2. **Term.** The Term ("Term") of this Lease shall be five (5) years from the date that possession of the Premises is provided to the Tenant, with the option to renew for two (2) additional five-(5) year terms as may be requested by the Tenant in writing.

3. **Rent.** Tenant will perform renovation work in accordance to the plans provided as Exhibit "A." Tenant shall pay a lease payment of five (\$5.00) dollars per square foot as rent per month in months 1-30 (\$6190.00 total per month), and six (\$6.00) per square foot in months 31-60 (\$7428.00) total per month. For subsequent lease periods, tenant must declare intention for renewal six months prior to expiration of the current lease period, and landlord has the right to increase lease payment in accordance with current and predicted market rates and Tenant shall have the right to terminate the lease at the end of the term if not in agreement with the proposed rent. Tenant also agrees to a one (1) time payment towards a portion of the renovation work at 1114 Taylor Street of five thousand (\$5,000) dollars.

4. **Improvements and Maintenance.** Tenant shall, at Tenant's sole expense, maintain the interior of the leased premises in good repair, reasonable wear and tear expected, and Tenant shall at its own cost and expense make all necessary repairs to those improvements subject to the exception for environmental maintenance as mentioned herein. Landlord agrees to maintain the roof, HVAC and exterior structure of the premises at the Landlord's sole expense as well as any environmental remediation made necessary by the condition of the premises. Such conditions include, but are not limited to, asbestos and mold. Tenant, at its sole cost and expense, shall comply with and shall cause the premises to comply with all federal, state and local statutes, laws, regulations and ordinances and shall be responsible for obtaining all required permits and certificates necessary to conduct its business in the premises. During the term, Tenant may, with

Lessor's consent, which consent may not be unreasonably withheld, undertake construction of Tenant's improvements, and make alterations and take any other actions with respect to the improvements. (Landlord reserves the express right to withhold consent on alterations, improvements, or actions it deems to be in conflict with landlord's primary purpose and mission of Christian ministry to homeless and addicted populations.)

5. **Assignment and subletting.** The Lessee shall not assign its rights under this Lease, nor shall the Lessee sublicense its interest in the Premises to any third party, without the prior written consent of the Lessor.

6. **Taxes.** Lessee shall pay all real property taxes, if any, associated with the property without contribution from the Lessor.

7. **Termination.** This Lease will remain in full force and effect provided Lessee remains in compliance with the terms of this Lease. Should Lessee fail to comply with the terms of the Lease, this Lease shall be terminated and will be rendered null and void if the nonconformity is not cured within sixty (60) days from notice as provided herein. Tenant may terminate this Lease upon sixty (60) days' notice to Landlord and shall pay rent through those sixty (60) days. Improvements made to the Premises during any Term of this Lease shall become the property of the Lessor upon termination of the Lease.

8. **Quiet Enjoyment.** Lessor covenants that Lessee shall and may peaceably and quietly have, hold and enjoy said premises for and during the lease term subject to any State or Federal regulatory provisions, condemnation actions or other such actions taken by authorities with superior claims.

9. **Notices.** Any notice, demand and/or request which under the terms of this lease or under any statute must or may be given or made by either of the parties to the other party shall be in writing and shall be given by registered or certified mail with return receipt requested, addressed to the party as follows:

Lessee:
City of Columbia
Attn.: City Manager
P. O. Box 147
Columbia, SC 29202

Lessor:
Oliver Gospel
1100 Taylor Street
Columbia, SC 29201

Either party may designate a different address for receipt of notices by written notification to the other party. Any notice under this lease shall be deemed to have been given at the time it is placed in the mail with sufficient postage prepaid.

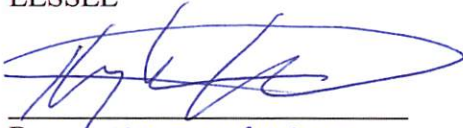
10. **Utilities.** Tenant shall pay for all water, electricity and other utilities consumed by Tenant on the premises during the term.

11. **Waiver.** No waiver of any provision of this Lease shall be effective unless stated in writing and signed by the Lessor and the Lessee.

12. **Entire Agreement.** This Lease constitutes the entire and complete agreement between the parties, unless modified by a further agreement in writing executed by the Lessor and the Lessee.

13. **Choice of Law.** This Lease Agreement shall be governed, construed and enforced in accordance with the laws of the State of South Carolina.

LESSEE



By: KYLE HARDING
Its: EXEC DIRECTOR

Date: 2/18/2026

CITY OF COLUMBIA



Teresa Wilson
City Manager

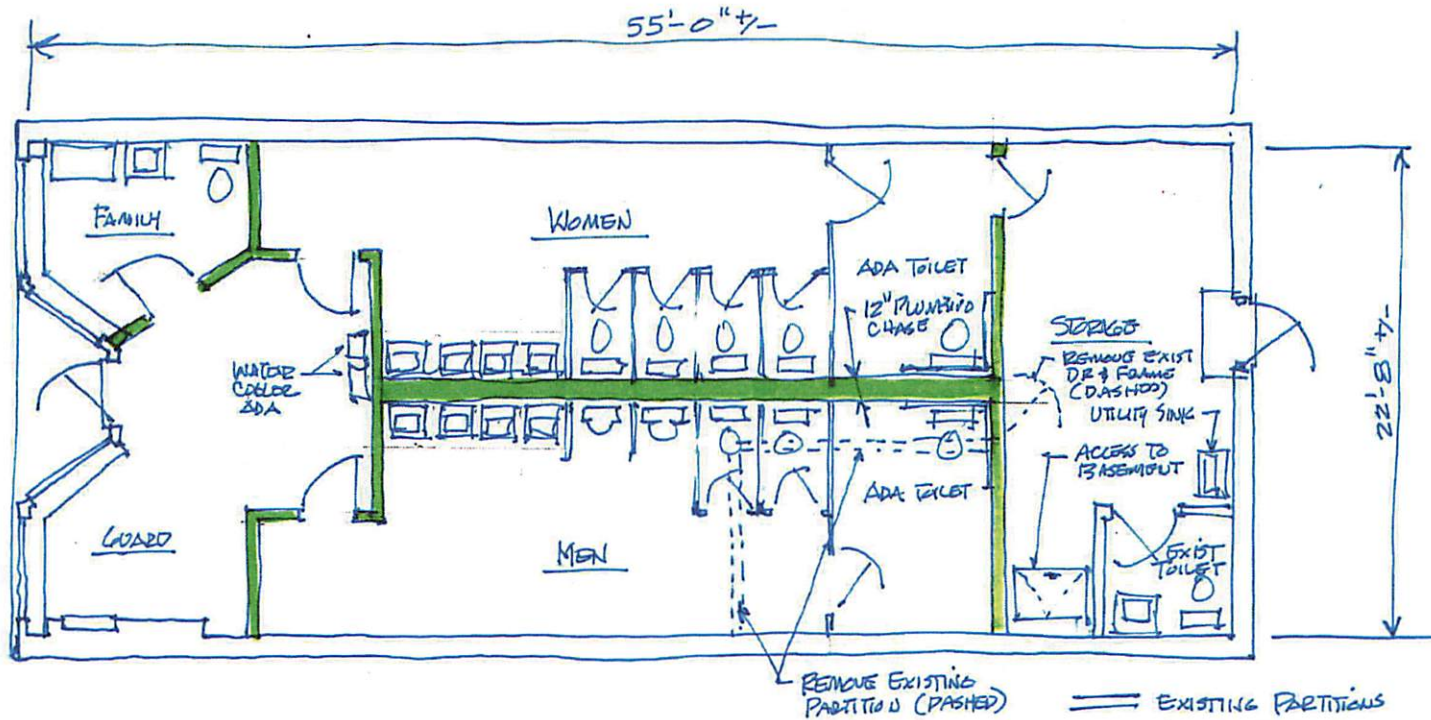
Date: 1/29/2026

APPROVED AS TO FORM

Legal Department City of Columbia, SC

1/6/2026

Exhibit A



Proposed Public Restroom
 Hope Center Building
 1111 Taylor Street
 Columbia, SC

3/16" SCALE
 5/13/2025