ORIGINAL

RESOLUTION NO.: R-2026-062

Authorizing the City Manager to execute a First Lease Agreement between the City of Columbia and Main Street Technologies, LLC. for the lease of 1401 Main Street, Suite 200

BE IT RESOLVED by the Mayor and City Council this 1st day of September, 2026, that the City Manager is hereby authorized to execute the attached First Lease Agreement and any documents necessary and approved by the City Attorney, between the City of Columbia and Main Street Technologies, LLC for the lease of 1401 Main Street, Suite 200.

Requested by:

Henry Simons, Assistant City Manager

Approved by:

City Manager

Mayor

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 09/01/2026
Final Reading: 09/01/2026

Last revised: 08/13/2026

EM&L
COMMERCIAL REAL ESTATE
P.O. BOX 1239
COLUMBIA, SOUTH CAROLINA 29202

TELEPHONE
(803) 771-9884
FAX
(803)771-9887

FIRST LEASE AMENDMENT

THIS AGREEMENT made this 5th day of May 2026 by and between City of Columbia hereinafter referred to as "Landlord") and Main Street Technologies, LLC. (hereinafter referred to as "Tenant");

WITNESSETH

WHEREAS, Landlord and Tenant did enter into a Lease Agreement dated the 1st day of February 2022, for premises known as 1401 Main Street, Suite 200 and

WHEREAS, the parties hereto desire to make certain amendment(s) to their said Lease Agreement;

NOW THEREFORE, the parties for and in consideration of these presents and the mutual agreements herein, covenant and agree that the said Lease Agreement is amended, effective May 5th, 2026, as follows:

1. Tenant will have two 5-year options as outlined below.

Option 1 :	Rate	Monthly	Yearly
1/1/2033 - 12/31/2033	$24.48	$10,432.56	$125,190.72
1/1/2034 - 12/31/2034	$24.97	$10,641.38	$127,696.58
1/1/2035 - 12/31/2035	$25.47	$10,854.47	$130,253.58
1/1/2036 - 12/31/2036	$25.98	$11,071.81	$132,861.72
1/1/2034 - 12/31/2037	$26.50	$11,293.41	$135,293.42
Option 2 :			
1/1/2038 - 12/31/2038	$27.03	$11,519.29	$138,231.42
1/1/2039 - 12/31/2039	$27.57	$11,749.42	$140,992.98
1/1/2040 - 12/31/2040	$28.12	$11,983.81	$143,805.70
1/1/2041 - 12/31/2041	$28.70	$12,230.98	$146,771.80
1/1/2042 - 12/31/2042	$29.27	$12,473.90	$149,686.78

THIS AGREEMENT, by reference to the above stated Lease Agreement shall, when fully executed, form a part thereof; and

ALL OTHER TERMS AND CONDITIONS of the Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto subscribed their names as of the date first above written.

WITNESS: Lauren Summerville

LANDLORD: City of Columbia

By: Teresa B. Wilson

WITNESS:

TENANT: Main Street Technologies, LLC.

By:

APPROVED AS TO FORM
Legal Department City of Columbia, SC
8/13/2026

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WITNESS: **LANDLORD: City of Columbia**

By: Teresa B. Wilson

WITNESS: **TENANT: Main Street Technologies, LLC.**

By:

APPROVED AS TO FORM
Legal Department City of Columbia, SC
8/13/2026