

ORIGINAL
STAMPED IN RED

RESOLUTION NO.: R-2018-031

Authorizing the City Manager to execute a 7th Lease Amendment Agreement between the City of Columbia and MS Joint Venture for the lease of the 10th floor of 1401 Main Street

BE IT RESOLVED by the Mayor and City Council this 17th day of April, 2018, that the City Manager is hereby authorized to execute the attached 7th Lease Amendment Agreement between the City of Columbia and MS Joint Venture, or on a form approved by the City Attorney, for the lease of the 10th floor of 1401 Main Street.

(Funding Source: 1011501/636300 and 1011120/636300).

Requested by:

Assistant City Manager Palen



Mayor

Approved by:



City Manager *ACTING CITY MANAGER*

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 4/17/2018

Final Reading: 4/17/2018

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

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

7th LEASE AMENDMENT AGREEMENT

THIS AGREEMENT, made by and between MS Joint Venture hereinafter referred to as "Landlord"), and City of Columbia, hereinafter referred to as "Tenant");

WITNESSETH:

WHEREAS, Landlord and Tenant did enter into a Lease Agreement dated the 10th day of September 2002 for premises known as 1401 Main Street, and located on the 10th floor and amended on August 27th, 2004 and amended September 24th, 2007 and amended on January 6th, 2014; and;

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

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 1, 2018 as follows:

1. Tenant's lease/termination date shall change to May 31st, 2025.

2. Base Rental Rate Monthly

4/01/18 thru 10/31/20	\$16.00	\$20,466.67
11/01/20 thru 5/31/21	\$18.57	\$23,754.13
6/01/21 thru 5/31/22	\$19.12	\$24,457.67
6/01/22 thru 5/31/23	\$19.70	\$25,199.58
6/01/23 thru 5/31/24	\$20.29	\$25,954.29
6/01/24 thru 5/31/25	\$20.90	\$26,734.58

3. Landlord at Landlord's expense will replace carpet throughout 10th floor to meet specifications on attached Exhibit C; replace stained ceiling tiles; install missing trim; replace missing/broken outlet plates; install door stops on office doors.


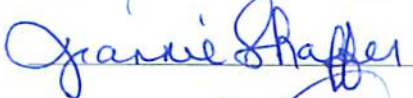
4. Landlord at Landlord's expense will in the IT Department: women's bathroom - repair toilet dispenser in middle stall and repair or replace soap dispenser; breakroom - install new flooring. In the Legal Department: breakroom - install new flooring, install a larger sink, install new waterline to ice maker/freezer; women's bathroom - install new flooring, wallpaper and replace faucet with one handle faucet.

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 have caused this agreement to be effective as of the day and year of the last signature hereinafter.


WITNESS:


WITNESS:




LANDLORD: MS JOINT VENTURE

By: 
David Loy, Its Managing Member
Date: 4-17-18

TENANT: CITY OF COLUMBIA

By: 
Teresa B. Wilson, City Manager
Date: 4/18/2018



APPROVED AS TO FORM

4/19/18

Legal Department City of Columbia, SC

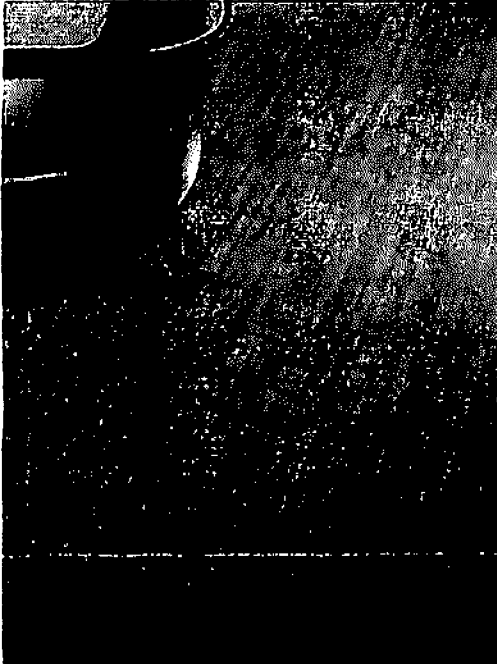
Exhibit "C"



Beautiful Abandon Collection

GT099 Character Lines Tile

Mohawk Group



DESIGN

Product Type:	Tile
Construction:	Tufted
Minimum Sq. Yd.:	No Minimum
Surface Texture:	Level Multi Colored Patterned Loop
Gauge:	1/12 (47.00 rows per 10 cm)
Density:	4,675
Weight Density:	93,500
Stitches Per Inch:	11.5 (45.28 per 10 cm)
Finished Pile Thickness:	.154" (3.91 mm)
Dye Method:	Solution Dyed / Yarn Dyed
Backing Material:	EcoFlex ICT
Fiber Type:	Antron® Legacy Nylon
Fiber Technology:	Duracolor® Stain Resistant System by Mohawk Group. Passes GSA requirements for permanent stain resistant carpet
Face Weight:	20.0 oz. per sq. yd. (678 g/m ²)
Pattern Repeat:	Not Applicable
Size:	24" x 24" (.6096 m x .6096 m)
Installation Method:	Monolithic, VerticalAshlar, BrickAshlar, QuarterTurn
Soil Release Technology:	DuraTech®
GSA Stain Release Rating:	Pass
Foot Traffic Recommendation TARR:	Severe

SUSTAINABILITY

IAQ Green Label Plus:	Green Label Plus 1098
Pre-Consumer Recycled Content:	41%
NSF 140:	Gold
Declare Label:	Declared

PERFORMANCE

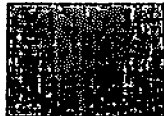
Static:	AATCC 134 Under 3.5 KV
Flammability:	Passes DOC-FF-1-70 Pill Test
Smoke Density:	NBS Smoke Chamber NFPA-258 - Less than 450 Flaming Mode

SERVICE

Warranties:	Lifetime Limited Carpet Tile Warranty, Lifetime Static
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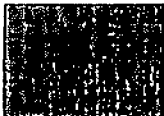
114 Organic Moire



116 Antiquity



138 Remnants



201 Alluring Origins



217 Lasting Impression



218 Foundation



224 Contemporary History



231 Industrial Patina



236 Traces



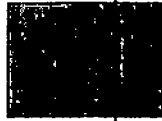
334
Vestiges



344
Natural Perfection



348
Artifact



356
Relics



512
Rubble



537
Cherished Ruins



548
Preserved