

RESOLUTION NO.: R-2018-083

ORIGINAL
STAMPED IN RED

Authorizing the City Manager to execute an 8th Lease Amendment Agreement between the City of Columbia and MS Joint Venture for the lease of the 10th floor and 5,930 square feet of the 11th floor of 1401 Main Street

BE IT RESOLVED by the Mayor and City Council this 14th day of August, 2018, that the City Manager is hereby authorized to execute the attached 8th 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 and 5,930 square feet of the 11th floor of 1401 Main Street.

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

Requested by:

City Manager _____




Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 8/14/2018

Final Reading: 8/14/2018

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Exhibit B

Carpet
Lighting
Paint and/or wallpaper
Large conference room - double glass doors
Electrical
Coordination with City vendor and IT for network wiring/connections

Drawing is subject to adjustment in order to use existing electrical/water lines as feasible and to insure compliance with building codes.

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

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

8th 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 amended on May 1st, 2018 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 October 1, 2018 as follows:

1. Tenant's square footage shall increase 5,930 Sq. Ft. located on the 11th floor, Suite 1100 per Exhibit A, for a total of 21,280 Sq. Ft. leased.
2. Upfit will be at Landlord's cost per exhibit A.
3. Base Rental Rate
Monthly

10/1/18 thru 10/31/20	\$16.00	\$28,373.33
11/1/20 thru 5/31/21	\$18.57	\$32,930.80
6/1/21 thru 5/31/22	\$19.12	\$33,906.13
6/1/22 thru 5/31/23	\$19.70	\$34,934.67
6/1/23 thru 5/31/24	\$20.29	\$35,980.93
6/1/24 thru 5/31/25	\$20.90	\$37,062.67

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 hereinbelow.


WITNESS:




LANDLORD: MS JOINT VENTURE

By: 
David Loy, Its Managing Member
Date: 8-15-18

WITNESS:



TENANT: CITY OF COLUMBIA

By: 
Teresina B. Wilson, City Manager
Date: 8/14/2018

APPROVED AS TO FORM

Legal Department City of Columbia, SC

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Exhibit B

Office layout is subject to adjustment to insure compliance with building codes and use of existing electrical/water lines as feasible.

Upfit to include

Carpet

Lighting

Paint and/or wallpaper and trim

2 glass doors for large conference room

Electrical

Coordination with City vendor and IT for network wiring/connections

Revised Floor Plan
11th Floor
1401 MAIN ST. BLDG.
7/31/18
9/22/2018
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