

RESOLUTION NO. _____

A resolution to approve the First Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Due West Towers, LLC for office space located at 610 West Due West Avenue, Madison, Tennessee 37115 (Proposal No 2020M-004PR-001).

WHEREAS, The Metropolitan Government of Nashville and Davidson County (“Metro”) and Due West Towers, LLC are parties to a Lease Agreement approved by Ordinance BL2017-748 to provide office space for the Davidson County Sheriff’s Office; and,

WHEREAS, pursuant to Section 1.2 of the Lease Agreement, the term of the Lease commenced on August 1, 2017 and is scheduled to end on July 31, 2020; and,

WHEREAS, the parties desire to extend the term of the Lease Agreement for seven months with the option for monthly extensions thereafter, not to exceed 17 months; and,

WHEREAS, the parties also desire to amend the Lease Agreement to further address the increased rental obligations of the Lessee.

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that this First Amendment to the Lease Agreement be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the First Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Due West Towers, LLC, for the office space located at 610 West Due West Avenue, Madison, Tennessee, a copy of which is attached hereto and incorporated herein, is hereby approved and the Director of Public Property or his designee is authorized to execute the same.

Section 2. This resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:


Sean McGuire, Director
Public Property Administration

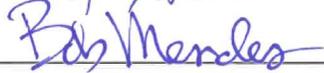
APPROVED AS TO AVAILABILITY
OF FUNDS:


Kevin Crumbo, Director
Department of Finance

APPROVED AS TO FORM AND
LEGALITY:


Assistant Metropolitan Attorney

INTRODUCED BY:

Member(s) of Council

**FIRST AMENDMENT TO THE LEASE AGREEMENT
BETWEEN
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
AND
DUE WEST TOWERS, LLC**

WHEREAS, Ordinance No. BL2017-748 approved a Lease Agreement between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (“Lessee”) and DUE WEST TOWERS, LLC (“Lessor”), for office space located at 610 Due West Avenue, Madison, Tennessee; and,

WHEREAS, pursuant to Section 1.2 of the Lease Agreement, the term of the Lease commenced on August 1, 2017 and is scheduled to end on July 31, 2020; and,

WHEREAS, the parties desire to extend the term of the Lease Agreement for seven months with the option for monthly extensions thereafter, not to exceed 17 months; and,

WHEREAS, the parties also desire to amend the Lease Agreement to further address the increased rental obligations of the Lessee; and,

WHEREAS, the parties desire to increase the amount of leased space from Lessor.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

- I. The term of the Lease Agreement is hereby extended for seven months with the option for monthly extensions thereafter, not to exceed 17 months.
- II. Section 1.2 of the Lease Agreement is hereby amended.
- III. Exhibit A of the Lease Agreement is hereby amended by adding an additional 11,260 square feet of leased space on Level 5.
- IV. Section 2.1(a) of the Lease Agreement, which addresses rent, is hereby amended by deleting the following language:

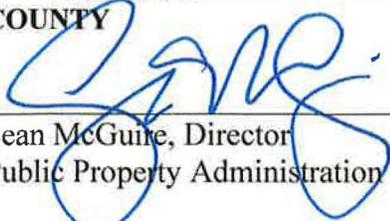
Rent per Square Foot	Fixed Minimum Rent Per Year
\$18.50/18,600 sq/ft	344,100

And substituting in lieu thereof, the following language:

Rent per Square Foot	Fixed Minimum Monthly Rent until August 1, 2020
\$20.25/29,860 sq/ft	\$47,676.00
	Fixed Minimum Monthly Rent after August 1, 2020
	\$50,389.00

- V. Except as modified by this Amendment, all terms and conditions set forth in the Lease Agreement shall remain in full force.

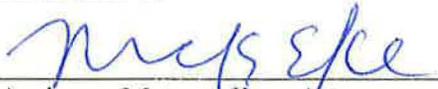
**THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON
COUNTY**


Sean McGuire, Director
Public Property Administration

APPROVED AS TO AVAILABILITY
OF FUNDS:


Kevin Crumbo, Director
Department of Finance

APPROVED AS TO FORM AND
LEGALITY:


Assistant Metropolitan Attorney

FILED IN THE OFFICE OF THE
METROPOLITAN CLERK:

DATE: _____

DUE WEST TOWERS, LLC


Charles R. Jones, Owner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Charles R. Jones, with whom I am personally acquainted, and who acknowledged under oath that he executed this instrument for the purposes therein contained.


Notary Public
My Commission Expires: 9/6/22



ORIGINAL

METROPOLITAN COUNTY COUNCIL

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Introduced _____

Amended _____

Adopted _____

Approved _____

By _____
Metropolitan Mayor
