

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the Director of Finance and Purchasing to execute a one-year extension to the lease agreement with D. Varalli Enterprises, LLC, d/b/a Towne Square Professional Building, for the furnishing of office space, at a cost to the County not to exceed \$10,391.00 in 2011 and \$49,869.24 over the life of the lease.

RESOLUTION #17625, July 11, 2011

INTRODUCED BY Scott Burnett, County Legislator

WHEREAS, by Resolution 16733, dated October 6, 2008, the Legislature did authorize the execution of a lease with D. Varalli Enterprises, LLC, d/b/a Towne Square Professional Building, for the furnishing of office space for certain County operations; and,

WHEREAS, by Resolution 17201, dated March 8, 2010, the Legislature did authorize an addendum to the lease agreement for additional office space in the building, which had previously been leased to an outside tenant; and,

WHEREAS, the County desires to extend the lease for an additional one-year period for the furnishing of office space for County operations, including the Office of Emergency Management, County Legislative Auditor, County Legislative Clerk, and legislative offices, at a cost to the County not to exceed \$10,391.00 in 2011 and \$49,869.24 over the life of the lease; and,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Director of Finance and Purchasing is authorized to execute the attached Amendment to the Lease with D. Varalli Enterprises, LLC, at a cost not to exceed \$10,391.00 in 2011; and,

BE IT FURTHER RESOLVED that the Director of Finance and Purchasing is authorized to make all payments, including final payment on the Lease, to the extent that sufficient appropriations are included in the then current County budget.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

[Signature]
Chief Deputy County Counselor

[Signature]
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17625 of July 11, 2011 was duly passed on July 25, 2011 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

7.25.11

Date

[Signature]
Mary Jo Spino, Clerk of Legislature

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 001 1208 56620
ACCOUNT TITLE: General Fund
Facilities Management 200 S. Main/301 W. Lexington
Rent - Buildings
NOT TO EXCEED: \$3,325.00

ACCOUNT NUMBER: 002 1222 56620
ACCOUNT TITLE: Health Fund
Emergency Preparedness
Rent - Buildings
NOT TO EXCEED: \$7,066.00

Funds for future years are subject to appropriation in the then current annual County Budget.

July 6, 2011
Date

[Signature]
Director of Finance and Purchasing

Lease Amendment

WHEREAS, D. Varalli Enterprises, LLC d/b/a Towne Square Professional Building, as Landlord, and Jackson County, Missouri, as Tenant, entered into a Lease dated October 9, 2008, for the following described premises: 201 W. Lexington – (all rentable area on the second floor except the Northwest corner office area known as Suite 202 as shown in Exhibit A), Independence, Missouri; and,

WHEREAS; by Resolution 17201, dated March 8, 2010, the Jackson County Legislature did authorize the exercise of a first right of refusal and execution of an addendum to the office Lease for the purpose of acquiring additional office space for use by the County; and

WHEREAS, said Landlord and Tenant wish to amend the Office Lease Agreement in the manner and to the extent hereinafter set forth; now therefore,

EXCEPT as herein modified all of the remaining terms, covenants, and conditions of the office Lease Agreement dated October 9, 2008, shall remain the same.

BASIC PROVISIONS:

- 1.3. "Premises": Approximately 4,551 square feet (all rentable area on the second floor) known as Suite 200, a portion of the building located at 201 W. Lexington in Independence, Missouri. The property presently is under a Chapter 353, RSMo. Tax abatement.
1.4 "Tenant Percentage": Total rentable area in the above building is 18,762 square feet, and Tenant's proportionate share is 24.3 percent (known as Tenant's Percentage).
1.5 "Lease Term": Effective October 13, 2011 the lease term is to be extended as follows: a period of twelve (12) months commencing on October 13, 2011, (the "Commencement Date") and ending on October 13, 2012, (the "Expiration Date"), unless sooner terminated in accordance with the provisions of this agreement. A Lease Term Year will run from the original commencement date in October, 2008 to the next October.
1.6 "Base Rent": \$49,869.24 per year, payable in monthly installments in advance, due on or before the 15th day of each month, during the Lease Term according the following schedule:

March 13, 2011 through October 14, 2012, at the rate of \$10.96 per sq. ft. = \$4,155.77

Rent shall be paid to Landlord or the Agent of the Landlord at P.O. Box 1188, Independence, Missouri 64051, or at such other place, as Landlord shall designate.

EXCEPT as herein modified all of the remaining terms, covenants, and conditions of the Lease Agreement shall remain the same.

IN WITNESS WHEREOF, Landlord and Tenant, acting herein by duly authorized individuals, have caused this instrument to be executed in Three (3) originals, on the ___ day of May, 2011.

LANDLORD: Towne Square Professional Building

TENANT: Jackson County, Missouri

By: _____
Owner / Agent

By: _____
County Executive

DATE: _____ TIME: _____

Attest:

Approved as to form:

_____, County Clerk
Mary Jo Spino

_____, County Counselor

DATE: _____ TIME: _____

This Lease Amendment contains One (1) page.



TOWNE SQUARE PROFESSIONAL BUILDING 201 W. LEXINGTON, INDEPENDENCE, MO

LEGISLATIVE OFFICES
AND
EMERGENCY PREPAREDNESS OFFICE

