

RESOLUTION NO.: R-2007-062

*Authorizing execution of Extension of Lease for office space  
at 1401 Main Street*

ORIGINAL  
STAMPED IN REC

BE IT RESOLVED this 12<sup>th</sup> day of December, 2007, that the City Manager is authorized to execute an Extension of Lease for office space located at 1401 Main Street as set forth in the attached.

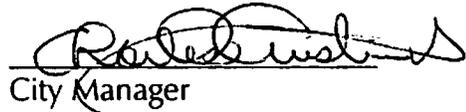
Requested by:

Vincent Simonowicz, Director of IT



Mayor

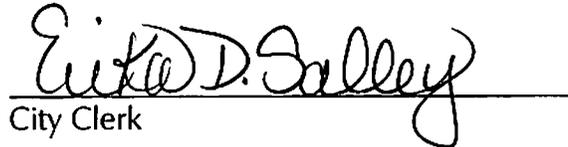
Approved by:

  
City Manager

Approved as to form:

  
Interim City Attorney

ATTEST:

  
City Clerk

Introduced: 11/7/2007

Final Reading: 12/12/2007

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

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

**5<sup>th</sup> LEASE AMENDMENT AGREEMENT**

**THIS AGREEMENT**, made this 24<sup>th</sup> day of September 2007 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 10<sup>th</sup> day of September 2002 for premises known as 1401 Main Street, and located on the 10<sup>th</sup> floor and amended on August 27<sup>th</sup>, 2004 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 September 24<sup>th</sup>, 2007 as follows:

1. Tenant's lease/ termination date shall change to October 31<sup>st</sup> 2015.
2. Base Rental Rate shall be as outlined on Attachment A.
3. Upfit: At Landlord's cost Tenant's space will be upfitted per attached drawing and work schedule.

**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.

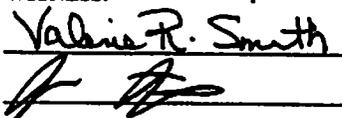
WITNESS:

  
\_\_\_\_\_

LANDLORD: MS JOINT VENTURE  
By: MS INVESTMENTS, MANAGING PARTNER

By:   
Melinda Parrish, Managing Partner

WITNESS:

  
\_\_\_\_\_

TENANT: CITY OF COLUMBIA

By:   
\_\_\_\_\_

Its: CITY MANAGER

Date: 12/17/2007

## ATTACHMENT "A" PROPOSED LEASE RATE

CURRENT LEASE					PROPOSED LEASE (Adds 3 Years)			
Begin	End	Cost p/f	Monthly	Annual	Cost p/f	Monthly	Annual	
11/1/2007	10/31/2008	\$13.00	\$16,596.67	\$199,160.00	\$13.00	\$16,596.67	\$199,160.00	
11/1/2008	10/31/2009	\$13.00	\$16,596.67	\$199,160.00	\$13.00	\$16,596.67	\$199,160.00	
11/1/2009	10/31/2010	\$13.50	\$17,235.00	\$206,820.00	\$13.00	\$16,596.67	\$199,160.00	
11/1/2010	10/31/2011	\$13.50	\$17,235.00	\$206,820.00	\$13.00	\$16,596.67	\$199,160.00	
11/1/2011	10/31/2012	\$14.00	\$17,873.33	\$214,480.00	\$13.00	\$16,596.67	\$199,160.00	
Subtotal				\$1,026,440.00			\$995,800.00	
Savings:	\$30,640.00	Plus an estimated \$85,000 in renovations at building owner's cost.						
11/1/2012	10/31/2013				\$13.50	\$17,235.00	\$206,820.00	
11/1/2013	10/31/2014				\$13.50	\$17,235.00	\$206,820.00	
11/1/2014	10/31/2015				\$14.00	\$17,873.33	\$214,480.00	

12. New conference room; disconnect existing power and data services; add new partition wall & door with glass sections as shown; provide additional can lighting and ceiling outlets for overhead projector and screen; power and data wiring as necessary
13. Close in "Office #5" side door; remove all existing built-ins; add new door and glass section as shown; refinish or paint; add power and data as required.
14. Close off new "Storage Closet" Add bi-fold doors; ceiling can light; and wrap around painted shelves 3 to 4 shelves high.
15. In new "break lounge" remove built-ins and add power and data as required; if possible move exit door back into entry hall
16. Add in men's room urinal separator shields and door stop.
17. Change out any entry door, rest room door or hall doors to lever type door knobs.
18. Steam clean or equivalent all carpeting throughout all areas



Tel: 803-737-4210  
Fax: 803-737-4228

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## INFORMATION TECHNOLOGY

1401 Main St. 10<sup>th</sup> Fl.  
Columbia, SC 29201

### 5th LEASE AMENDMENT AGREEMENT CRITERIA

The following list is an itemized list contained in the ACAD (line numbers are on drawing):

1. Existing conference room broken into two rooms, small conference and "Office #1"; add new door and power outlets and data wire; ceiling power for screen and overhead projector.
2. Add security door to our break room.
- 3.) ~~Remove and install in Director's office glass wall and new door; address HVAC thermostat, light switches and power.~~
4. Add "Office #2" across from Director's office; door wall glass; need outlets & data wire in waiting area & in office; add can lighting; adjust HVAC as required.
5. Add outlet for water cooler in hall.
6. Add new built-in work tables in "Computer LAB"; add additional power outlets and data wiring.
7. Remove existing training room partition wall.
8. Add partition wall and door to form "Office #3"; partial glass window next to door if possible; add power outlet and data wiring if required.
9. Add partition wall for new "Office #4"; partial glass window next to door if possible; add power and data wire if necessary.
10. Add door and reverse existing door in "Training LAB #2"; add power outlet in ceiling for screen and outlets & data wiring where needed.
11. End of hall printer / media area; enclose sides and install built-in base and overhead cabinets; add power outlets and data wiring.

Everybody Counts, Everybody Contributes, and Everybody Benefits

October 30, 2007

RE: Lease Amendment Criteria for City Attorney's Office

1. Reception Area: Remove door between reception area and IT offices. Replace with sound reduction material, wallboard and paint or wallpaper to match existing decor. Install shelving above file cabinet at old doorway and storage area behind receptionist's desk. Shelving should be of black wood and laminate or such material to compliment current decor.
2. Room 3: Lower electric outlets to standard height. Repair walls and wallpaper after relocation.
3. Legal Department Ladies' Room: Existing tile should either be stripped and refinished or replaced.
4. Small Conference Room: Repair right door so it will stay open.
5. Room 19(A): Expand or install new ventilation system.
6. Break room: Install two small shelves of black wood and laminate or such material to compliment current decor.