



Pinellas County

Staff Report

File #: 19-738A, Version: 1

Subject:

Resolution and Second Amendment to the Lease Agreement with Community Law Program, Inc. for office space located at 501 First Avenue North, St. Petersburg.

Recommended Action:

Approval of the Resolution and the Second Amendment to Lease Agreement (Amendment) with Community Law Program, Inc. (CLP) for office space located at 501 First Avenue North, St. Petersburg.

- The current Lease requires CLP pay a pro-rata share reimbursement of the 501 Building Operating Expenses (Operating Expenses) used to calculate the rent on the subject premises.
- This Amendment changes the method for calculating rent, from applying the Operating Expenses, to applying a Rent Schedule, increasing the Base Rent by 3% annually, as well as modifications to other provisions of the lease.
- In accordance to the lease, CLP would pay \$7.42 per square feet, to generate a total of \$18,802.28 in revenues for year 1 with an annual increase of 3% per year.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the county and the region

Deliver First Class Services to the Public and our Customers

5.1 Maximize partner relationships and public outreach

5.3 Ensure effective and efficient delivery of county services and support

Summary:

This Amendment modifies the method for calculating rent, from applying operating expenses, to applying a rent schedule, increasing the base rent by 3% annually. Applying a rent schedule will allow the County the ability to calculate rent for the duration of the Lease. The Amendment also modifies Taxes, Maintenance and Services, Indemnification and Default paragraphs. These modifications update and clarify language contained in the provisions of the Lease.

Background Information:

The County has leased space to CLP in this office building since 2009. The office space will continue to support the needs of the CLP.

Fiscal Impact:

The rent for the first year is \$18,802.28. This amendment is consistent with the FY19 Adopted Budget and FY20 budget request.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Partners:

Community Law Program, Inc.

Attachments:

Resolution

Second Amendment to Lease Agreement

First Amendment to Lease Agreement

Community Law Program License

Location Map