

August 9, 1994
MP:lm

CHRISTOPHER VANCE
Introduced by: PETE VON REICHBAUER
Proposed No: 94 - 555

ORDINANCE NO. 11512

AN ORDINANCE authorizing the Executive to exercise a six-year option to extend a lease for office space for the Department of Youth Services located in Council District No. 13.

PREAMBLE:

In accordance with provisions of K.C.C. 4.04.040, the King County council may adopt an ordinance permitting the county to enter into contracts requiring the payment of funds from the appropriations of subsequent fiscal years.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County executive is hereby authorized to execute a six-year lease amendment (in substantially the form attached) for the department of youth services in a facility located at 108 Division Street, Auburn, Washington, in Council District No. 13, for 2,800 square feet of office space. Under the terms of the amendment, tenant improvements will be provided which are to the satisfaction of the department of youth services. The rent is based on a rate of \$11.00 per square foot per year for three years of the lease with the remaining three years at \$12.00 per square foot per year including all utilities and services.

INTRODUCED AND READ for the first time this 6th day of September 1994.

PASSED by a vote of 12 to 0 this 3rd day of October, 1994.

KING COUNTY, COUNCIL
KING COUNTY, WASHINGTON

Kent Puller
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 12th day of October, 1994

Gary Locke
King County Executive

Attachments:

A. Lease Amendment

AGREEMENT AND AMENDMENT OF LEASE

THIS AGREEMENT AND AMENDMENT OF LEASE is made this _____ day of _____, 1994.

RECITALS

1. King County, a political subdivision of the State of Washington, as Lessee, entered into a three year lease with Val Bain, Lessor, for 2,800 square feet of office space at 108 South Division Street in Auburn, Washington for a Department of Youth Services office. The effective date of was October 1, 1991.
2. Said lease provides for a six year option to renew, to be exercised by King County at least 90 days before the end of the third year of the lease. Notice was delivered to Landlord on June 9, 1994 of King County's intent to exercise its right to the six year option.
3. King County and Lessor have mutually agreed to raise the rental rate to \$11 per square foot per year, or \$30,800 per year (monthly \$2,566.67) effective October 1, 1994. This rate will be in effect to September 30, 1997.
4. Effective October 1, 1997, the rental rate will be \$12.00 per square foot per year, or \$33,600 annually (monthly \$2,800). This rate will be in effect to September 30, 2000.
5. Landlord agrees to refurbish space (new carpeting, paint and wallcovering) in the amount of \$10,000.

NOW THEREFORE,

King County and Val Bain agree to the following:

King County will pay rent for the premises based on \$11.00 per square foot per year beginning October 1, 1994. This rate will be in effect to September 30, 1997. The annual rent will be \$30,800 or monthly \$2,566.67.

Beginning October 1, 1997, the rate will be \$12.00 per square foot per year. This rate will be in effect to September 30, 2000. The annual rent will be \$33,600 or monthly \$2,800.

Landlord agrees to refurbish space (new carpeting, paint and wallcovering) in the amount of \$10,000.

Said lease shall remain the same in all other respects.

This Agreement and Amendment of Lease together with any and all Exhibits expressly incorporated herein by reference and attached hereto shall constitute the whole agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein. No modification or amendment of this Lease shall be valid or effective unless evidenced by an agreement in writing signed by both parties.

LESSOR:
VAL BAIN

LESSEE:
KING COUNTY, WASHINGTON

BY: _____

BY: _____

Gary Locke
King County Executive

DATE: _____

DATE: _____

YOUTH SERVICES:

APPROVED AS TO FORM:

BY: _____

BY: _____

Senior Deputy Prosecuting Attorney

DATE: _____

DATE: _____