

Durham County Lease Summary

201 E Main Street, Suite 550

NC Forest Service

LEASE OVERVIEW

- The North Carolina Forest Service occupies 1254 sq. ft of office space in the County Administration Building II located at 201 E Main Street, 5th floor, Suite 550. Renovation of this building was completed in 2018.
- The Forest Service was previously located in the Cooperative Extension Building at 721 Foster Street.
- The lease space includes one private office, open space with 2 cubicles and work space and storage.
- The lease also provides for 2 surface parking lot spaces for Forest Service vehicles.
- The lease rate is \$1/year. The State Real Estate Office indicates across the state, no Forest Service Division pays for the space occupied by their employees. It is standard practice for communities that want a Forest Service office in their county to provide adequate office space for the staff at no charge.
- In Downtown Durham, the current market value of Class A full-service leased office space is estimated at \$28.75/sq.ft, which would amount to an in-kind contribution of \$36,052/year for this specific function.

LEASE HISTORY

- The Forest Service occupied space in the Cooperative Extension building for at least two decades. In 2016, the NC Department of Agriculture and Consumer Services requested all counties with Forest Service offices agree to execute a standard NC Lease Agreement.
- The prior Lease Agreement for the Cooperative Extension space was approved by the Board in 2016.

TENANT RESPONSIBILITIES:

- Tenant is responsible for providing their own telephone service.
- Tenant is responsible for any maintenance repair or replacement made necessary by the negligence or abuse by the Tenant, it's employees, agents, licensees or invitees, or by Tenants failure to notify Landlord of needed repairs.

LANDLORD RESPONSIBILITIES:

- Landlord is responsible for all maintenance and janitorial service, and all utilities (except telephone service).

RENEWAL TERMS / RENT

- The proposed lease is for one year, with 4 one-year optional renewals. The lease rate is \$1/year.