

# **Durham County Lease Summary**

## **201 E Main, Suite 140**

### **Neighbor's Restaurant**

#### **LEASE OVERVIEW**

- This is the first lease for the 3291 square feet lease space located on the southeast corner of the County Administration Building II.
- This is a 10-year lease with two 5-year renewal options.
- Rent begins 180 days after delivery of the space, or the Tenants' opening for business, whichever occurs first.
- Rent for the first 4 months of operation will be calculated at 50% of the base rent.
- Tenant will pay Additional Rent to cover the cost of grease trap maintenance and trash collection and hauling. Landlord will determine the actual costs for these activities the end of each calendar year, any overage/underage will be settled, and the Additional Rent amount due monthly will be estimated for the following year.
- Tenant will pay a security deposit of \$4,662.25.

#### **LEASE HISTORY**

- Tenant submitted a Proposal in response to the Request for Proposals issued by the County in August 2018.
- County staff engaged TradeMark Properties to assist in negotiating the lease terms and conditions.
- Per NCGS 160A-272, the lease term and rate was advertised on April 12.
- Board of County Commissioners are asked to approve this lease on May 13, 2019.

#### **TENANT RESPONSIBILITIES:**

- All construction and upfit of the space and all signage
- All utilities (separately metered)
- Providing quarterly sales reports to Landlord
- All interior maintenance and janitorial services.
- Securing all Health Department Permits, and ABC Permits. Must maintain an "A" rating from the Durham County Health Department.

#### **LANDLORD RESPONSIBILITIES:**

- Landlord will provide \$100,000 toward Tenant Improvements. This contribution will be in the form of a rental rate offset of \$6.07 per square foot for 5 years, rather than an up-front cash contribution by the county.
- Providing 7 sets of outdoor furniture to be used in the patio area. Replacement furniture is the responsibility of the Tenant.
- All maintenance for roof, structural portions of the building, exterior walls of Leased Premises and Common Area.

**LEASE RATE BY YEAR:**

<b>Time Period</b>	<b>Per Sq. Ft. Rate</b>	<b>Monthly Rent</b>	<b>Annual Total</b>
Months 1 - 4	\$8.00 (1/2 rate)	\$2,194.00	n/a
Months 5 - 12	\$16.00	\$4,388.00	\$43,880
Year 2	\$16.00	\$4,388.00	\$52,656
Year 3	\$17.00	\$4,662.25	\$55,947
Year 4	\$17.00	\$4,662.25	\$55,947
Year 5	\$18.00	\$4,936.50	\$59,238
Year 6	\$18.00	\$4,936.50	\$59,238
Year 7	\$19.00	\$5,210.75	\$62,529
Year 8	\$19.00	\$5,210.75	\$62,529
Year 9	\$20.00	\$5,485.00	\$65,820
Year 10	\$20.00	\$5,485.00	\$65,820