

Durham County Lease Summary

2117 E Club Blvd.

Animal Protection Society of Durham, Inc.

LEASE OVERVIEW

- The Durham County Sheriff's Office and Animal Protection Society of Durham, Inc. (APS) work in partnership by way of a service contract for the operation of the Durham County Animal Shelter.
- The space leased to APS at 2117 East Club Blvd. includes:
 - Approximately 22,000 sq. ft one-story building and surgical facility.
 - The North Garage and the West Outside Break Room may be used jointly by Tenant and Durham County Sheriff's Office Animal Services for business purposes.
 - Approximately .44 acre portion of the property which includes the land upon which a mobile unit currently sits, owned by APS, and a parking slab located directly behind the mobile unit.
- The lease is dependent upon the service agreement contract between the County and APS for the operation of the animal shelter. In the event the service contract is not renewed, or is terminated, the lease with APS would be terminated as well.

TERMS / RENT

- 5-year term from July 1, 2019 through June 30, 2024.
- May be extended and/or amended upon agreement of the parties.
- Annual rental amount of \$1.00.
- No sublet or assignment permitted.

LEASE HISTORY

- Durham County has leased this facility to APS since 2004.
- This is the 3rd 5-year lease.

TENANT RESPONSIBILITIES:

- Keep premises in a neat and orderly condition, including routine daily cleaning and janitorial services necessary to keep the premises clean and free of debris and unusual odor inside and outside, and any other daily or routine maintenance
- Any maintenance, repair, damage to any mobile unit, personal property or fixture located on the southwest corner parcel
- Provide Pest Control to the mobile unit located on the southwest corner parcel
- Telecommunications and data to service their leased space
- Repairs necessary due to neglect or abuse of Tenant, its employees, volunteers, agents or invitees

- Maintain insurance coverage at \$1,000,000 for bodily injury, \$100,000 property damage liability, and \$1,000,000 combined single limit bodily injury and property damage
- No alterations, changes or improvements without the permission of the County

LANDLORD RESPONSIBILITIES:

- Provide utilities, including water, sewer, electric and natural gas
- Maintain and repair or replace the roof, sidewalls, structural supports, exterior windows and foundation of the shelter building
- Perform grounds maintenance on an as-needed basis
- Perform repairs and maintenance of the plumbing and mechanical equipment, including electrical systems and HVAC in the shelter building.
- Maintain existing security systems