

Durham County Lease Summary 2609 N Duke St Ste. 802-A EMS Station #1 Temp Location

LEASE OVERVIEW

- The rental space consists of 1265 square feet located in the Central Professional Park. The space includes 4 separate offices, a day room and one restroom.
- The lease term is 18 months, from November 2019 through May 2021.
- The lease rate is \$18.00 psf, or \$22,770 annually.
- The lease converts to month to month at the end of the term, unless an amendment is exercised to extend for 3 or more months after the end of the initial term.
- The lease includes 6 assigned parking spaces for EMS use only, located to provide access to an electrical podium to allow ambulances to maintain electrical connection while parked. Other than these 6 spaces, parking is unassigned.
- The Base Rent covers up to \$2400 annually for electricity. If the total electric bill for the year exceeds that amount, the landlord will provide documentation and the additional amount will be paid by the County.

LEASE HISTORY

- Renovation of the EMS Station #1, located on the Stadium Drive/Duke Regional Hospital campus displaces 4 ambulance crews, one supervisor, and one EMS Technology Systems Analyst. In order to maintain operational effectiveness and appropriate response times to the area served by these units, a temporary facility was needed to relocate the crews during the renovation, expected to last 18 months.

LANDLORD RESPONSIBILITIES:

- The Landlord, either directly or through the Condominium Owners' Association is responsible for all repairs to building structures and systems, snow and ice removal from parking lot and sidewalks, any maintenance and repair of the utility systems that serve the space, including electrical, plumbing, and HVAC.
- Landlord to install electrical podium in the parking island closest to the front door of the office space to allow units to access continuous electrical power.

COUNTY (TENANT) RESPONSIBILITIES:

- Tenant is responsible for routine daily cleaning and janitorial services for their space.
- Tenant is responsible for maintenance and repair of any security system for their leased space.
- Tenant is responsible for maintaining the following insurance:
 - \$2,000,000 --- Bodily Injury Liability, and
 - \$ 500,000 --- Property Damage Liability, or
 - \$4,000,000 ---Combined Single Limit Bodily Injury and Property Damage

October 25, 2019