

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 17-06-27-09

IN THE MATTER OF AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A FIVE YEAR LEASE RENEWAL AGREEMENT WITH DOWNTOWN HOLDINGS, LLC, FOR OFFICE SPACE FOR THE FAMILY LAW PROGRAM).

WHEREAS the lease for office space for the Family Law program at 101 E. Broadway will expire November 30, 2017 and

WHEREAS the agreement provided for a five year renewal and

WHEREAS the Board's authorization is required to renew the agreement

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. That the County Administrator is authorized to execute a lease amendment agreement with Downtown Holdings, LLC substantially similar to the attached agreement.

ADOPTED this 27th day of June, 2017



Pat Farr, Chair, Lane County Board of Commissioners

APPROVED AS TO FORM

Date

6/20/17
LANE COUNTY OFFICE OF LEGAL COUNSEL

FIRST AMENDMENT TO LEASE
Extension of Term

DATED: June 1, 2017

PARTIES: Downtown Holdings, LLC ("Landlord")

AND: Lane County Oregon ("Tenant")

EFFECTIVE DATE: December 1, 2017

RECITALS:

- A. LinMar Management, Inc. and Lane County Oregon entered into a certain Lease Agreement dated August 31, 2012 (the "Lease") for the premises located at 101 East Broadway, Suite 304, Eugene, Oregon, 97401.
- B. Whereas LinMar Management, Inc. assigned ownership to Downtown Holdings, LLC on April 26, 2016 and said Lease was subsequently assigned.
- C. The Parties wish to amend the lease according to the following terms and conditions:

AGREEMENTS.

- 1. RENEWAL TERM:
The current Lease expires on November 30, 2017. The Tenant wishes to exercise the Option to Renew the lease for an additional five (5) year term commencing on December 1, 2017 and terminating on November 30, 2022 ("Renewal Term").
- 2. RENTAL RATE:
The Base Rent for the first year of the Renewal Term shall be adjusted according to the Consumer Price Index as defined in Section 4.2 of the Lease. The Base Rent shall be adjusted accordingly on each anniversary of the term.
- 3. CONFIRMATION:
All other terms and conditions of the Lease that are not herein changed or modified shall remain in full force and effect. In the event of a conflict between this Amendment and the original Lease, the provisions of this Amendment shall prevail.

LANDLORD:

Downtown Holdings, LLC

Kelley Beckley, Member

Date: _____

TENANT:

Lane County Oregon

By: _____

Its: _____

Date: _____