

BILL NO. 1690

ORDINANCE NO. ____

INTRODUCED BY ALDERMAN NEWMAN

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WARSON WOODS TO ENTER INTO A FIVE-YEAR LEASE EXTENSION WITH GENERAL GRANT REALTY CO. TO LEASE CITY HALL SPACE FOR THE CITY OF WARSON WOODS.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The Board of Aldermen of the City of Warson Woods hereby authorizes the Mayor on behalf of the City of Warson Woods to enter into an addendum to the existing lease with General Grant Realty Co., successor to Warson Village Partners, LLC, for the premises at 10015 Manchester Road extending the term of the lease for up to five (5) years as provided therein, for City Hall space for the City of Warson Woods and under which lease the City shall have the right to terminate the Lease on December 31 of any year by providing written intent to Lessor at least one hundred twenty (120) days prior to termination.

Such Lease Addendum for Extension of Lease shall be in substantially the form of Exhibit "A" attached hereto and incorporated herein and made a part of this ordinance by reference.

SECTION 2. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED AND APPROVED THIS 17th DAY OF DECEMBER 2019

Laurance M. Howe, Mayor

ATTEST:

Kathy Mahany, City Clerk

APPROVED AS TO FORM:

Paul Rost, City Attorney

Exhibit A

**LEASE ADDENDUM #8
EXTENSION OF LEASE**

This Lease Extension Agreement is made and entered into between **GENERAL GRANT REALTY, CO. successor to WARSON VILLAGE PARTNERS, LLC** ("Lessor or Landlord") and **CITY OF WARSON WOODS** (Lessee or Tenant") and is hereby incorporated into and made a part of a Lease Agreement between the parties dated **January 21, 2002 and subsequently amended and extended on November 30, 2004, October 25, 2006, November 6, 2008, January 26, 2011, October 31, 2012, and December 4, 2013, December 22, 2014, (collectively the "Lease")**.

WITNESSETH

1. Landlord and Tenant hereby confirm and ratify, except as below modified, all of the terms, conditions and covenants in the above-referenced Lease Agreement for the following described rental property: **10015 MANCHESTER ROAD, WARSON WOODS, MO 63122.**

2. Tenant warrants that Tenant has accepted and has been and is now in possession of the demised premises and that the Lease Agreement is valid and presently in full force and effect.

3. Term. Landlord and Tenant agree that the term of this Lease Agreement shall be extended for **five (5) years** to a new expiration date of **December 31, 2024.**

4. Rental. Tenant and Landlord that the Minimum Base Rent for the shall be amended and adjusted pursuant to the schedule(s) below:

1/1/2020 – 12/31/2020	\$3,265.00/mo
1/1/2021 – 12/31/2021	\$3,346.00/mo
1/1/2022 – 12/31/2022	\$3,430.00/mo
1/1/2023 – 12/31/2023	\$3,516.00/mo
1/1/2024 – 12/31/2024	\$3,604.00/mo

OTHER MODIFICATIONS: All other terms and conditions of the printed Lease and its subsequent Extensions remain unchanged and in full force and effect.

DATED this _____ day of December, 2019.

TENANT/LESSEE:
CITY OF WARSON WOODS

LANDLORD/LESSOR:
GENERAL GRANT REALTY CO.

BY: _____
Laurence M. Howe
Mayor of Warson Woods

BY: _____
Jack B. Swanson

Date: _____

Date: _____