



REQUEST FOR BOARD ACTION

ITEM NO. 5

DATE OF MEETING: November 9, 2015

REQUESTED BY: Randell Woodruff, County Manager

SHORT TITLE: Approval of a Lease Extension for the USDA Farm Service Agency Center Offices in Burgaw.

BACKGROUND: The County leases office space (3,938 sq. ft.) at 320 Progress Drive for the Farm Service Agency offices. The County has requested to have 638 sq. feet released back for use. The remaining 3,300 sq. feet will be leased by the USDA Farm Service Agency. A two year lease extension has been provided by the USDA-FSA contracting officer. The lease payment for the two year extension is \$11 per square foot (\$3,025.00 monthly or \$36,300 annually). The lease will run from April 1, 2014 through October 31, 2017. A copy of the proposed lease extension is attached.

SPECIFIC ACTION REQUESTED: To consider approving a two year lease extension for the USDA-FSA offices.

	LEASE AMENDMENT NUMBER - 2
	TO LEASE NO. Pender County, NC USDA Service Center
USDA LEASE AMENDMENT	320 Progress Drive, Burgaw, NC 28425

THIS AGREEMENT, made and entered into this date by and between

Pender County

Whose address is: 805 S Walker Street
Burgaw, NC 28425

Hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy and payment of rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- A. Effective November 1, 2015, The Government releases 638 square feet of space back to the Lessor. The Government shall continue to lease 3,300 square feet of space.
- B. This Lease Agreement (LA) is issued to extend the lease term beginning April 1, 2014, up to October 31, 2017. The new lease term can be terminated with 120 days written notice.
- C. The annual rent, effective November 1, 2015 shall be \$36,300 payable at the rate of \$3,025.00 per month (representing \$11.00 per square foot at 3,600 net square feet) in arrears.
- D. The Lessor must have an active registration in the System for Award Management (SAM) System (via the Internet at <https://www.sam.gov>) prior to lease approval and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active SAM Registration.
- E. Pursuant to U.S. Government Lease for Real Property, dated 12/20/2006, the Government reserves the right to terminate this lease or decrease the amount of space at any time by giving at least 120 days notice in writing.

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT:

Signature: _____
Name: Michael Hajjar
Title: Lease Contracting Officer
USDA Farm Service Agency
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____