AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lease Renewal; Mountain Meadow Research Center, 10

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Gunnison County and CSU/Real Estate

Term Begins: 1/1/2017 **Term Ends:** 12/31/2020 **Grant Contract #:**

Summary:

The lease renewal is for five years payable annually. It is for the office space and equipment and material storage space used by the Weed District.

Fiscal Impact: $2,499.87 in 2017

Submitted by: Marlene D. Crosby **Submitter's Email Address:** mcrosby@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns, included in 2017 proposed budget. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 11/5/2016

County Attorney Review: (●) Required ( ) Not Required

Comments:
This renewal is for a one year term according to the terms of the agreement. However, it appears there is an option for a total of a five one-year term, renewed each year. So this renewal would be for the first one year term but not for the entire five year term.

ok - gs

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 11/4/2016 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 11/8/2016

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 11/15/2016

Revised April 2015

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CSU Real Estate Office
Mailing Address:
P.O. Box 483
Fort Collins, CO 80522
Physical Address:
2537 Research Blvd., Ste. 200
Fort Collins, CO 80526
Phone: (970) 491 2625

NOTICE OF LEASE RENEWAL
OPTIONAL RENEWAL TERM 1

October 11, 2016

The Board of County Commissioners
of Gunnison Colorado
Attn: Marlene Crosby
200 East Virginia
Gunnison, CO 81230

via e-mail to: ***mcrosby@gunnisoncounty.org***

Premises: Mountain Meadow Research Center, 106 Maintenance Drive, Room 109, Gunnison, Colorado

THIS NOTICE concerns that certain LEASE AGREEMENT (the "Lease") dated November 16, 2015 made by and between The State of Colorado, Board of Governors of the Colorado State University System, acting by and through Colorado State University (CSU), as "Landlord" and The Board of County Commissioners of Gunnison, Colorado, for the use and benefit of the Gunnison Basin Weed District Program, as "Tenant", relating to leasing of the Premises known as Room 109, consisting of 114 rentable square feet of area at Mountain Meadow Research Center, 106 Maintenance Drive, Gunnison, Colorado 81230 (the "Building").

In accordance with Lease Article 2(C), Landlord hereby acknowledges that Tenant desires to exercise its option to extend the above Lease for an additional period of one (1) year beginning January 1, 2017 and ending December 31, 2017, hereinafter referred to as "Optional Renewal Term #1, and Landlord hereby agrees to said one-year renewal. By signing below, Tenant acknowledges its intent to exercise the Optional Renewal Term #1 at the new Annual Term Rent of $2,499.87 as set forth in Section 2(C) of the Lease.

This Notice is given in accordance with Lease Article 2(C) which reads as follows:

> C. *Optional Renewal Term(s). Upon mutual agreement, Tenant and Landlord shall have the option to extend the term of this Lease for up to four (4) consecutive periods of one (1) year each (each a "Renewal Term"). In order to exercise each option for a Renewal Term, Tenant shall give written notice of such request to Landlord not later than three (3) months prior to the end of the then effective Term. Upon receipt of such request, Landlord shall notify Tenant whether it will agree to the renewal no later than two (2) months prior to the end of the then effective Term. In no event shall this Lease renew after December 31, 2020, unless approved by written agreement between the Parties. All terms and conditions of this Lease shall remain*

in effect during any Renewal Terms. Renewal Term rental will be the amount for the previous year plus a three percent (3%) annual adjustment for each Renewal Term as shown below:

OPTIONAL RENEWAL TERM DATES	ANNUAL TERM RENT	MONTHLY RENT	ANNUALIZED SQ. FOOT COST
01/01/2017 - 12/31/2017	$2,499.87	n/a	$ 21.93
01/01/2018 - 12/31/2018	$2,574.87	n/a	$ 22.59
01/01/2019 - 12/31/2019	$2,652.11	n/a	$ 23.26
01/01/2020 - 12/31/2020	$2,731.68	n/a	$ 23.96

If you have any questions, please feel free to contact our office. Thank you.

Sincerely,

Mary Richling

Mary Richling
Colorado State University Research Foundation/CSU Real Estate
P.O. Box 483
Fort Collins, CO 80522
970-492-4235; mary.richling@colostate.edu

APPROVED AND ACKNOWLEDGED:

The Board of County Commissioners, Gunnison, Colorado
for the use and benefit of the Gunnison Basin Weed District Program

By: _____

Name: _____

Title: _____

Date: _____