AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Amendment of Business Lease; RV Commercial Rentals

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: BOCC and RV Commercial Rentals, LLC

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

This Amendment to Lease Agreement redefines the use, extends the term and increases the payment by $20 per month for the current Lease Agreement for office space located at 725 South 10th Street, Unit B, Gunnison, CO.

Fiscal Impact: $740 per month

Submitted by: Office of the County Attorney **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns, 2018 portion can be covered in adopted budget, and will include 2019 portion in that budget preparation cycle.
ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 1/9/2018

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

Comments:
ok db 1/11/18

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 1/11/2018 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 1/12/2018

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

Agenda Date: 1/16/2018

Revised April 2015

AMENDMENT OF BUSINESS LEASE

THIS AMENDMENT OF BUSINESS LEASE is entered into this _____ day of January, 2018 (herein "Extension") and amends the Business lease dated August 8, 2017 entered into by and between RV Commercial Rentals, LLC, a Colorado limited liability company whose address is 1708 California Street NE, Albuquerque, New Mexico 87110 ("Lessor" and the Board of County Commissioners of the County of Gunnison, Colorado whose address is 200 E Virginia Ave, Gunnison, Colorado 81230 ("Lessee") and identified as Gunnison County Legal Instrument No: 2013-153.

The Lessor and Lessee herein acknowledge and agree that this AMENDMENT modifies the above referenced Business Lease as follows:

1. Amendment of Use of Premises. The use of the premises described in the Business Lease dated August 8, 2017 shall be continued to include office space, file storage and inside parking of 4-wheelers for the Gunnison Basin Weed Management program. The Property Manager has authorized the tenant, Gunnison County, to paint and re-carpet/paint floors as needed. A interior wall and window may be installed as needed for the separation of permitted chemicals from the public space of leased premises. All work to be performed in a neat and professional manner, at tenant's expense.

2. Section 4 - Term of Lease. The expiration date of the above referenced Business Lease shall be extended to September 30, 2020.

3. Section 5.1 - Rentals Payments. Tenant shall pay to landlord as rent for the Lease Premises the following: effective October 1, 2018, the rent shall be $720 per month. Effective October 1, 2019, the rent shall be $740 per month.

4. Ratification. Except as modified herein, the terms and conditions of the above referenced Business Lease are hereby reaffirmed and ratified.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland - Chairperson

ATTEST:

_____
Deputy County Clerk

FOR RV COMMERCIAL RENTALS, LLC,
a Colorado limited liability company, by
NESBITT & COMPANY, LLC,
a Colorado limited liability company.

By: _____
Wm J Nesbitt, II