

RESOLUTION NO. 20-235

APPROVING A LEASE AGREEMENT, BY AND BETWEEN
THE CITY OF ROSEVILLE AND THE UNITED STATES POSTAL SERVICE, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, the City of Roseville is entering into a Lease Agreement with the United States Postal Service, for the lease of approximately 3,800 square feet of space on the ground floor of the northwest corner of the building at 116 South Grant Street in Roseville, California; and

WHEREAS, the rent for the lease is based on a modified gross lease that covers the Lessee's operating expenses with one lump sum monthly payment, excluding janitorial services; and

WHEREAS, the lease term totals ten (10) years (consisting of two, five year term periods), effective July 1, 2020 through June 30, 2030, with an option to renew for an additional 10 year term at an agreed upon rental rate at that time; and

WHEREAS, the Postal Service shall pay annual rent totaling \$118,104.00 (for the first five-year term) beginning September 01, 2020 through June 30, 2025 and \$129,960.00 (for the second five-year term) beginning July 1, 2025 through June 30, 2030. Rent shall be payable in equal installments at the end of each calendar month during this term; and

WHEREAS, two months free rent will be provided to the Lessee beginning July 1, 2020 and ending August 31, 2020; and

WHEREAS, the City will provide up to a total of \$200,000 in a Tenant Improvement allowance for qualifying expenses; and

WHEREAS, the City shall complete storefront reconfiguration modifications and construct the necessary demising walls at its sole expense. In addition, if necessary, the City will install curb cuts along Oak Street to allow for an appropriate loading and unloading zone; and

WHEREAS, the Lease Agreement and each provision contained therein may be waived, amended, supplemented, or eliminated only by mutual written agreement of the parties; and

WHEREAS, Dominick Casey is the City Manager for the City of Roseville, and as such, has been granted the authority by the City Council of the City of Roseville to bind the City of Roseville in agreements on behalf of the City; and

WHEREAS, the Lease Agreement for the property located at 116 South Grant Street in Roseville, California, by and between the City of Roseville and the United States Postal Service, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Lease Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk