

**COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN**

Resolution No. 2975

Authorizing an amendment to the lease between the Community Development Authority of the City of Madison and Madison Urban Ministry (“MUM”) providing for the expansion of MUM’s leased premises within The Villager.

Presented August 12, 2010  
 Referred \_\_\_\_\_  
 Reported Back \_\_\_\_\_  
 Adopted August 12, 2010  
 Placed on File \_\_\_\_\_  
 Moved By Stuart Levitan  
 Seconded By Julia Kerr  
 Yeas 4 Nays 0 Absent 3  
 Rules Suspended \_\_\_\_\_

PREAMBLE

Madison Urban Ministry (“MUM”) leases approximately 1,800 square feet of space within The Villager pursuant to that certain lease dated November 24, 2009 (the “Lease”). MUM desires to lease an additional 365 square feet of adjacent space. The terms of an amendment to the Lease have been negotiated between MUM and Siegel-Gallagher Management Company and approved by the Office of Real Estate Services.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Authority of the City of Madison (“CDA”) hereby authorizes the execution of an amendment to that certain lease dated November 24, 2009 (“Lease”) with Madison Urban Ministry (“MUM”), for the purpose of expanding MUM’s leased premises within The Villager.

1. The existing leased premises, consisting of approximately 1,800 rentable square feet (the “Existing Space”), shall be expanded to include an additional 365 square feet (the “Expansion Space”). The Existing Space and Expansion Space are depicted on attached Exhibit A.
2. The Lease term for the Expansion Space shall be eighteen (18) months.
3. Rent for the Expansion Space shall commence upon completion of construction of the Expansion Space, estimated to be October 1, 2010.
4. The combined rental rate for the Existing Space and Expansion Space shall be the same then-escalated rate as MUM’s rental rate for the Existing Space, which started at \$14.20 per square foot annually. See schedule below.

Base			CURRENT (Existing Space)		PROPOSED (Existing Space and Expansion Space)		
			Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	
Commencement	10/31/2010	\$14.20	\$25,560.00	\$ 2,130.00	\$30,743.00	\$2,561.92	
	11/1/2010	10/31/2011	\$14.70	\$26,454.60	\$ 2,204.55	\$31,819.01	\$2,651.58
	11/1/2011	10/31/2012	\$15.21	\$27,380.51	\$ 2,281.71	\$32,932.67	\$2,744.39
	11/1/2012	10/31/2013	\$15.74	\$28,338.83	\$ 2,361.57	\$34,085.31	\$2,840.44
	11/1/2013	10/31/2014	\$16.29	\$29,330.69	\$ 2,244.22	\$38,278.30	\$2,939.86

5. The CDA shall construct the Expansion Space to building standards based on a mutually agreeable space plan and shall deliver the Expansion Space in turnkey condition, ready for MUM's furniture. Finishes are generally described as "Class B" office finishes. The Expansion Space shall have a separate entrance from the Existing Space.
6. Any tenant improvements requested by MUM for the Expansion Space beyond "Class B" office finishes shall be the responsibility (cost) of MUM.
7. All other terms and conditions of the Lease shall remain the same.

BE IT FURTHER RESOLVED that the Chair and Executive Director and Secretary of the CDA are hereby authorized to execute, deliver and record the Lease amendment and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution.