

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4278

Amending the lease between the CDA and Dane County Parent Council, Inc. (Head Start) for space within The Village on Park.

Presented June 14, 2018
Referred _____
Reported Back _____
Adopted June 14, 2018
Placed on File _____
Moved By Claude Gilmore
Seconded By Sara Eskrich
Yeas 5 Nays 0 Absent 1
Rules Suspended _____
Legistar File Number 51902

RESOLUTION

WHEREAS, on March 12, 2015, the Community Development Authority of the City of Madison ("CDA") adopted Resolution No. 4123, as amended by CDA Resolution No. 4130 approved on May 14, 2015, which authorizes a Lease between the CDA, as "Landlord," and Dane County Parent Council Inc. (Head Start), as "Tenant," for space within The Village on Park; and

WHEREAS, the Lease was recorded on June 16, 2015 as document number 5159692 with the Dane County Register of Deeds; and

WHEREAS, the Lease was amended on June 30, 2017 and recorded on July 28, 2017 as document number 5345245 with the Dane County Register of Deeds (collectively the "Lease"); and

WHEREAS, the Tenant is actively looking for a new location; therefore, the Tenant would like to extend the Lease for an additional year.

NOW, THEREFORE, BE IT RESOLVED that Lease is hereby amended to add the following terms:

1. Section 1.1 Premises. The definition of the Premises is updated in Exhibit A with a current floor plan that totals a new square footage of 12,171 square feet.

2. Section 2.1 Base Rent. The Base Rent shall be as follows:

<u>Period</u>	<u>Monthly Base Rent</u>
7/1/18-6/30/19	\$11,220.84

3. Section 12.28. LIGHT WORK. Tenant agrees to delamp 100 ceiling light fixtures in the Leased Premises and install LED light bulbs at its cost by the end of July 2018. The labor will be provided by the Tenant, and the CDA will buy the economizers and LED light bulbs. The cost of the economizers and LED light bulbs will be invoiced to the Tenant and will be due and payable within 30 days.

BE IT FURTHER RESOLVED that all other terms and conditions of Lease shall remain the same and there are no further extension options.

BE IT FINALLY RESOLVED that the Chair and Secretary of the CDA are hereby authorized to execute, deliver and record the amendment to the Lease in a form acceptable to the City Attorney's Office, and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution.

EXHIBIT A

Leased Premises



AREA CALCULATION
FIRST FLOOR PLAN
SCALE: SCALED TO FIT

General location of existing playground area



ARCHITECT
STRANG
1100 S. HARRIS ST.
MADISON, WI 53713
TEL: 608.263.1111
FAX: 608.263.1112

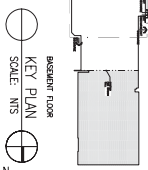
ISSUED FOR:
AREA
CALCULATION
DATE: 08-21-20

DRAWING SET: 50
CONTRACT: 18
DATE: 2005
PROJECT NO.: 20000004.002
REVISIONS:

VILLAGER
MALL

MADISON, WI 53713
2202-2624 S. PARK ST.

SHEET TITLE
EXISTING FIRST
FLOOR PLAN
AREA CALCULATION



BACKGROUND FLOOR
KEY PLAN
SCALE: 1/8" = 1'-0"

SHEET NO.
A201