

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 3032

Authorizing the execution of a lease with South Madison Planning Council for office space within the Atrium at The Villager on Park.

Presented July 14, 2011
Referred _____
Reported Back _____
Adopted July 14, 2011
Placed on File _____
Moved By Timothy Bruer
Seconded By Kelly Thompson-Frater
Yeas 6 Nays 0 Absent 0
Rules Suspended _____

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the owner of The Villager on Park, located at 2200 South Park Street; and

WHEREAS, the CDA and the South Madison Planning Council have negotiated terms and conditions of the lease of approximately 390 rentable square feet of retail space within the Atrium at The Villager.

NOW THEREFORE BE IT RESOLVED that the Community Development Authority of the City of Madison (the "Landlord") hereby authorizes the execution of a lease (the "Lease") between the CDA and South Madison Planning Council (the "Tenant") for office space within The Villager on the following terms and conditions:

- Premises:** 390 rentable square feet shown as 003B on the attached Exhibit
- Landlord:** Community Development Authority of the City of Madison
- Tenant:** South Madison Planning Council
- Use:** Office space for administrative purposes and community programs
- Initial Term and Base Rental Rate:** Month to Month with 90 days written notice of termination
Base Rental Rate of \$500 per month. Rent shall escalate annually by three percent (3.0%) on the anniversary of the Lease Commencement Date.
Rental Rate shall be a full service gross rate including taxes, utilities, insurance and common area maintenance.
- Janitorial** Tenant is responsible for in-suite janitorial service
- Space Delivery** Landlord will deliver Leased Premises to Tenant in "As Is" condition.

BE IT RESOLVED that the Secretary is hereby authorized to execute and deliver the Lease and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution.