

## LEASE AGREEMENT OVERVIEW

Occupant: Council of Three Rivers Indian Center, Inc. / WIA Indian and Native American Employment and Training

Location: Central Kentucky Job Center

Address: 1055 Industry Road

<b>OVERVIEW</b>	
S/ft of space occupied	111
S/ft of shared space (occupant's pro-rata share)	0
<b>Total S/ft</b>	<b>111</b>
Annual pro-rata share of utilities, O&M and CIP (approx. \$3.10 S/ft)	\$344.10
Annual base (approx. \$7.43 S/ft)	\$824.10
Established Annual Fair Market Value (\$/ft)	\$10.53
<b>Annual Fair Market Value (FMV) of Space</b>	<b>\$1,168.20</b>
<b>Recommended Annual Adjustment to FMV</b>	<b>-\$0.00</b>
<b>RECOMMENDED ANNUAL RENTAL RATE</b>	<b>\$1,168.20</b>
Current annual rental rate	\$0.00
<b>Difference</b>	<b>\$1,168.20</b>

## JUSTIFICATION FOR WAIVER

Commissioner Beth Mills recommends that Council of Three Rivers Indian Center, Inc. / WIA Indian and Native American Employment and Training pay Fair Market Value for use of the space.

- Agency has been located on the first floor of the facility for a number of years.
- Their mission within this facility is to assist individuals gain employment.
- Commonwealth of Kentucky Department for Employment Services and other like agencies are located within the facility