

## LEASE AGREEMENT OVERVIEW

Occupant: Lexington-Fayette County NAACP Branch

Location: Black & Williams Neighborhood Center

Address: 498 Georgetown Street

| <b>OVERVIEW</b>   |                   |
|---|-------------------|
| S/ft of space occupied  | 193               |
| S/ft of shared space (occupant's pro-rata share)                      | 0                 |
| <b>Total S/ft</b>   | <b>193</b>        |
|   |                   |
| Annual pro-rata share of utilities, O&M and CIP (approx. \$4.65 S/ft) | \$897.12          |
| Annual base (approx. \$3.30 S/ft)                                     | \$637.23          |
|   |                   |
| Established Annual Fair Market Value (\$/ft)                          | \$7.95            |
| <b>Annual Fair Market Value (FMV) of Space</b>                        | <b>\$1,534.35</b> |
| <b>Recommended Annual Adjustment to FMV</b>                           | <b>-\$637.23</b>  |
| <b>RECOMMENDED ANNUAL RENTAL RATE</b>                                 | <b>\$897.12</b>   |
| Current annual rental rate  | \$0.00            |
| <b>Difference</b>   | <b>\$897.12</b>   |

## JUSTIFICATION FOR WAIVER

Commissioner Beth Mills recommends that Lexington-Fayette County NAACP Branch reduce their footprint within Black & Williams Neighborhood Center and pay for the associated O&M expenses for 193 sf of space. The organization's cash flow report indicates a deficit for the organization on an annual basis and the organization occupied 824 sf of space on the first floor in FY2013 rent-free. The FY2014 recommendation is for the organization to reduce S/ft of space occupied and to pay the associated O&M charges.

- 36 month lease agreement is recommended
- NAACP is an original tenant of the Black & Williams Center, serving a unique purpose in this predominantly African-American neighborhood
- The NAACP meets Urban County need by providing advocacy in the West end neighborhood
- The NAACP facilitates employment, provides parent support for school equity concerns, acts as a community liaison for public concerns, and organizes & performs community outreach through seminars and public events