

## LEASE AGREEMENT OVERVIEW

Occupant: Transportation Cabinet (Commonwealth of Kentucky)

Location: Annex Building

Address: 162 East Main Street

Lease/PR #: PR-3163

OVERVIEW	
S/ft of space occupied	565
S/ft of shared space (occupant's pro-rata share)	0
<b>Total S/ft</b>	<b>565</b>
Annual pro-rata share of utilities, O&M and CIP (approx. \$4.19 S/ft)	\$2,366.73
Annual base (approx. \$7.31 S/ft)	\$4,130.77
2 YEAR AGREEMENT @ FMV	
Established Annual Fair Market Value (\$/ft)	\$11.50
<b>Annual Fair Market Value (FMV) of Space</b>	<b>\$6,497.50</b>
<b>Recommended Annual Adjustment to FMV</b>	<b>-\$0.00</b>
<b>RECOMMENDED ANNUAL RENTAL RATE</b>	<b>\$6,497.50</b>
Current annual rental rate	\$6,073.75
<b>Difference (increased rent)</b>	<b>\$423.75</b>

## JUSTIFICATION FOR WAIVER

Commissioner of General Services Sally Hamilton recommends that Transportation Cabinet (Commonwealth of Kentucky) pay the full Fair Market Value for use of the space.

The current rental rate shall increase from \$10.75 S/ft to \$11.50 S/ft.

The initial term of this agreement shall be for a period of one year beginning July 1, 2013 and ending June 30, 2014.

The initial term shall be extended automatically for a period of one (1) year beginning July 1, 2014 and ending June 30, 2015 unless terminated by terms of the agreement.