

LEASE AGREEMENT OVERVIEW

Occupant: Legal Aid of the Bluegrass
 Location: Black & Williams Neighborhood Center
 Address: 498 Georgetown Street

OVERVIEW	
S/ft of space occupied	4,694
S/ft of shared space (occupant's pro-rata share)	0
Total S/ft	4,694
Annual pro-rata share of utilities, O&M and CIP (approx. \$4.82 S/ft)	\$22,646.37
Annual base (approx. \$3.12 S/ft)	\$14,668.34
Established Annual Fair Market Value (\$/ft)	\$7.95
Annual Fair Market Value (FMV) of Space	\$37,314.71
Recommended Annual Adjustment to FMV	-\$14,642.69
RECOMMENDED ANNUAL RENTAL RATE	\$22,672.02
Current annual rental rate	\$7,168.00
Difference	\$15,504.02

JUSTIFICATION FOR WAIVER

Commissioner Beth Mills recommends that Legal Aid of the Bluegrass pays an adjusted annual rent in the amount of \$22,672.02.

- Agency has been located in the facility for 30+ years since the center began operations
- The agency leases more space than any other agency in the facility.
- The agency receives no LFUCG funding or any Federal grant pass-through funding from LFUCG.
- The agency meets community / countywide need and their presence at Black & Williams Center is approved by the B&W Advisory Board.
- Pro Bono legal services are required in every county per Federal/State statutes.