

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2019-100

Approving a Lease Extension of the Property Located at 8226 North Denver Ave., Portland, Oregon, for the Kenton Library.

The Multnomah County Board of Commissioners Finds:

- a. Through Resolution 09-014 (January 29, 2009), the Board approved a lease of the land, building and parking lot located at 8226 North Denver Ave., Portland, Oregon, for the Kenton Library.
- b. Through Resolution 09-043 (April 23, 2009), the Board approved approximately \$1.754M in capital funding for renovation and expansion of the building.
- c. The existing lease will expire on December 31, 2019.
- d. The Director of the Library District and the Interim Director of Facilities and Property Management recommend continued operation of the Kenton Library and have negotiated the terms of lease extension set forth in Exhibit 1 to this Resolution, including an extension for one five (5) year term commencing January 1, 2020 and expiring December 31, 2024, as well as one additional five (5) year renewal option.
- e. Approval of a lease on terms substantially similar to those set forth in the lease extension agreement attached hereto as Exhibit 1 is in the best interests of the citizens of the County.

The Multnomah County Board of Commissioners Resolves:

1. The County Chair is authorized to execute a lease extension agreement on terms substantially similar to those set forth in the Exhibit 1 to this Resolution.
2. The County Chair is authorized to execute renewals of such executed agreement and authorized to execute amendments to such agreement without further Board action.

ADOPTED this 12th day of December, 2019.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Jed Tomkins*
Jed Tomkins, Senior Assistant County Attorney

Submitted by: Vailey Oehlke, Director, Multnomah County Library District.

**Lease Extension
Dated September 16, 2019
By and Between
Osbeck Properties LLC, Landlord
AND
Multnomah County, Oregon dba Multnomah County Library, Tenant**

- A. Landlord and Tenant are parties to a certain Single-Tenant Net Lease, dated February 27, 2009 (**the Lease**) for the property located at 8226 North Denver Avenue, Portland, OR 97217.
- B. The lease term is set to expire on December 31, 2019.

NOW, THEREFORE, Landlord and Tenant hereby agree as follows:

1. **Term of the Lease:** The lease term shall be extended for one (5) year term commencing January 1, 2020 and shall expire on December 31, 2024. Provided the Tenant is not in default of the lease during this extension period as set forth in section 14 of the lease, the Tenant shall have one (1) additional (5) year option remaining.

2. **Monthly Base Rent:** During the Extended Term, the Tenant will pay the gross monthly base rent to the Landlord in the amount of:

January 1, 2020 – December 31, 2020	\$ 11,282.00
January 1, 2021 – December 31, 2021	\$ 11,620.00
January 1, 2022 – December 31, 2022	\$ 11,969.00
January 1, 2023 – December 31, 2023	\$ 12,328.00
January 1, 2024 – December 31, 2024	\$ 12,698.00

3. **Restatement of Lease Terms:** Except as specifically modified herein, all the terms and conditions of the original lease will remain in force and effect without modification.

Signatures below indicate acknowledgement and acceptance of the aforementioned lease terms and conditions.

Osbeck Properties LLC, Landlord

Multnomah County Library, Tenant

By: Craig Osbeck, Member

Date

By: Deborah Kafoury, Chair

Date