

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 03-162

Approving a Real Property Lease Amendment between Ford Property, LLC and Multnomah County, extending the lease of property at 2505 SE 11th Street (Ford Building), Portland, Oregon, and Authorizing the County Chair to Execute the Lease Amendment and other Instruments Required to extend the Lease of said Real Property

The Multnomah County Board of Commissioners Finds:

- a. By County Resolution 03-093, the Board found that Tenants in the Ford Building need to be moved including Materiel Management/Central Stores and Distribution (hereinafter referred to collectively as "Central Stores"), and the Board resolved and authorized Facilities and Property Management to negotiate with Portland Public Schools for the leasing of warehouse space in the Blanchard Building.
- b. Facilities and Property Management and Portland Public Schools (PPS) were unable to complete negotiations to the parties' mutual satisfaction.
- c. By County Resolution 03-093, the Board further resolved and directed Facilities and Property Management to evaluate efficiency and cost-savings of co-location or merger of Central Stores and the Sheriff's warehouse.
- d. Facilities and Property Management identified a potential warehouse space for Central Stores and in the same industrial park with the Sheriff's warehouse that may offer some efficiencies and cost-savings of co-location.
- e. Facilities and Property Management has completed negotiations with Pac Trust Properties for a lease of space in the Banfield Industrial Park, located at 700 NE 55th Avenue in Portland for the Central Stores.
- f. This proposed lease for the new Central Stores location was presented to the Board for its consideration on November 13, 2003. By the terms of the new lease the County is not entitled to fully occupy the new space until February 1, 2004. During the time period from November 2003 to February 2004, the Landlord is to construct necessary tenant improvements for the benefit of the County, which have an estimated completion date of February 1, 2004.
- g. The Facilities Management Division has determined the time necessary to move the Central Stores operations to the new location will take up much of the month of February 2004

- h. The County's present lease of the Ford Building expires on December 31, 2003. Accordingly an extension of the Ford Building lease to February 29, 2004 is needed to provide space for Central Stores during this interim period of tenant improvement construction at the Banfield Industrial Park and as well the time necessary to conduct the move of the program into the new space during the month of February 2004.

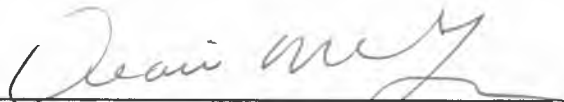
The Multnomah County Board of Commissioners Resolves:

1. Multnomah County shall enter into and execute an amendment to the current real property lease between Ford Property, LLC and the County to extend the term of the lease until February 29, 2004 for the property known as 2505 SE 11th Street, Portland, Oregon.
2. The County Chair is hereby authorized to execute an amendment to the lease agreement between Ford Property, LLC and Multnomah County for the property known as 2505 SE 11th Street, Portland, Oregon and other instruments required to complete the extension of the lease agreement of said real property, including future lease amendments to renew the lease.

ADOPTED this 4th day of December, 2003.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

**LEASE AMENDMENT
MULTNOMAH COUNTY AND FORD PROPERTY, LLC**

This Amendment to that certain lease dated March 31, 2003, made between Ford Property, LLC ("Landlord") and Multnomah County ("Tenant") for the described leased premises at 2505 SE 11th Street, Portland, Oregon.

The Parties agree to amend this lease as follows:

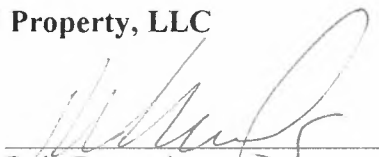
- 1) The Lease term shall be extended and Tenant shall continue to occupy the premises until February 29, 2004, and
- 2) The Landlord will maintain the base rent for the during this extension period at \$14,250 per month and will not increase the rental rate to 125 percent of the rent paid during the original term as stated in 16.3 (1), and
- 3) Section 16.3 (2) shall be deleted in its entirety.

All other terms and conditions of the Lease shall remain the same and in full force and effect.

Executed this 30th day of October, 2003.

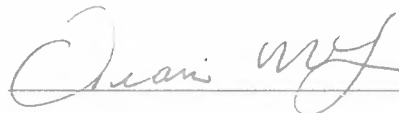
Owner: Ford Property, LLC

By:


Dale Bernards
Authorized Agent

Tenant: Multnomah County

Signature:



Print Name:

Diane M. Linn

Title:

Multnomah County Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY

BY:


ASSISTANT COUNTY ATTORNEY

DATE

11/19/03

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS

AGENDA # R-2 DATE 12-04-03

DEBORAH L. ROGSTAD, BOARD CLERK