



# Howard County

*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Bill No. \_\_\_\_ - 2019, an Act pursuant to Section 612 of the Howard County Charter, approving a Third Amendment for the lease of space; and authorizing the County Executive to take certain actions in connection with the Agreement.

**To:** Lonnie R. Robbins,  
Chief Administrative Officer

**From:** James M. Irvin, Director  
Department of Public Works

**Date:** October 18, 2019

The Department of Public Works has been designated coordinator for preparation of testimony relative to approval of a Third Amendment for the leased space.

The County is currently leasing property pursuant to a Maryland Multi-Tenant Industrial Lease dated February 27, 2015, as amended by the First Amendment to Maryland Multi-Tenant Industrial Lease dated March 8, 2016, and the Second Amendment to Maryland Multi-Tenant Industrial Lease dated March 1, 2017 (collectively "the Lease").

The Lease expires February 29, 2020, and the County wishes to renew the Lease beginning on March 1, 2020 for a term of two years, through February 28, 2022, with a one-year renewal option. The County and the landlord desire to enter into a Third Amendment to Maryland Multi-Tenant Industrial Lease (the "Third Amendment"), substantially the form attached as Exhibit A, and such form of the Third Amendment is incorporated herein by reference.

The Third Amendment requires the payment by the County of funds from an appropriation in a later fiscal year and therefore requires County Council approval as a multi-year agreement pursuant to Section 612 of the Howard County Charter.

The two-year lease schedule starts at a base rental rate of \$14.33/sf, and then escalates 3% yearly and continues every twelve-month period thereafter.

PERIOD	RATE/R.S.F.	MONTHLY BASIC RENT	ANNUAL BASIC RENT
03/01/2020 - 02/28/2021	\$14.33	\$6,692.11	\$80,305.32
03/01/2021 - 02/28/2022	\$14.76	\$6,892.87	\$82,714.44

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager