

**HOWARD COUNTY LEASE SPACES**

| Lease - Space/Agency Name  | Dept Responsible for Payment | Square Footage     | Office SF Area | Office Staff | Total Staff | Available Office Spaces | Type                           | Current Amendment     | Terms   | Start Date | Expiration | Projected FY2024 Rent | FY24 Base Rent PSF | FY24 Operating Exp PSF | FY24 Direct Pmts PSF | FY24 Total Cost PSF | Annual Base Rent Escalation | Notes   |
|--|------------------------------|--------------------|----------------|--------------|-------------|-------------------------|--------------------------------|-----------------------|---|------------|------------|-----------------------|--------------------|------------------------|----------------------|---------------------|-----------------------------|---|
| County Executive's Annapolis Office  | DPW Director's Office        | 1 office (11 x 13) | 143            | 3 PT         | 3 PT        | 0                       | Full Service                   | Third Amendment       | 1 Year, 1 option to extend for 1 year   | 12/1/2023  | 11/30/2024 | \$ 11,146             |                    | \$ -                   | \$ -                 | \$ -                | 3.00%                       | Year to Year  |
| 6095 Marshalee Drive: Human Resources, Risk Mgmt, Mobile Unit & Police   | DPW Director's Office        | 24,644             | 24,644         | 69           | 69          | 17                      | Full Service (Net Electricity) | Original Lease        | 5 Years, 1 option to extend 3 years, 1 <b>Term Option (month 37th - 42nd)</b> | 4/1/2019   | 5/31/2024  | \$ 592,027            | \$ 24.02           | \$ 0.47                | \$ 0.44              | \$ 24.93            | 2.25%                       | Effective April 1, 2022, surrendered Land Record Suite comprising 4,561 SF, & Fitness Center comprising 987 SF.   |
| No. Laurel Multi-Service Ctr.  | DCRS                         | 4,162              | 4,162          | 14           | 14          | 0                       | Full Service                   | 2nd (of 3) Extensions | 3, 5-year terms   | 7/1/2020   | 6/30/2025  | \$ 123,570            | \$ 29.69           | \$ 3.07                | \$ 2.68              | \$ 35.44            | 3.00%                       |   |
| Board of Elections Warehouse Space (Gerwig)  | DPW Director's Office        | 13,500             | 0              | 8            | 8           | 0                       | NNN                            | Original Lease        | 7 Years and 7 months, 1 option to extend 5 years                              | 3/1/2018   | 9/30/2025  | \$ 145,350            | \$ 10.77           | \$ 2.61                | \$ 1.15              | \$ 14.53            | 3.00%                       |   |
| Board of Elections (Patuxent) O'Donnell Property   | Board of Elections           | 8,188              | 8,188          | 22           | 22          | 0                       | Full Service                   | 2nd Amendment         | 10-year term  | 7/1/2015   | 9/30/2025  | \$ 213,625            | \$ 26.09           | \$ 4.01                | \$ -                 | \$ 30.10            | 2.75%                       |   |
| Fleet (8790 Ridge Road)  | DPW Director's Office        | 55,000             | 2,792          | 9            | 28          | 1                       | NNN                            | 2nd of 4 Extensions   | 3, 5-year terms and 1, final 4-year term                                      | 7/1/2022   | 6/30/2027  | \$ 606,734            | \$ 11.03           | \$ -                   | \$ 7.77              | \$ 18.80            | 0.00%                       |   |
| 9200 Berger Road: Bureau of Facilities, HCPSS IT, Project Search   | DPW Director's Office        | 45,700             | 29,210         | 81           | 82          | 3                       | NNN                            | Original Lease        | 10 Years, 2 options to extend 5 years each                                    | 4/1/2019   | 3/31/2029  | \$ 707,207            | \$ 15.47           | \$ 3.92                | \$ 3.10              | \$ 22.49            | 3.00%                       |   |
| Fire & Rescue Headquarters   | DPW Director's Office        | 26,200             | 26,200         | 108          | 108         | 0                       | Full Service (Net BGE)         | Original Lease        | 10.5 Years  | 12/1/2018  | 5/31/2029  | \$ 520,814            | \$ 19.88           | \$ 0.25                | \$ 0.76              | \$ 20.89            | 2.50%                       |   |
| 7125 Riverwood Drive: Bureau of Engineering, Highways, DILP, Loan Closet   | DPW Director's Office        | 58,775             | 51,775         | 131          | 132         | 9                       | NNN                            | Original Lease        | 10 Years, 2 options to extend 5 years each                                    | 5/13/2019  | 6/30/2029  | \$ 906,212            | \$ 15.42           | \$ 3.40                | \$ 2.32              | \$ 21.14            | 2.00%                       |   |
| 9801 Broken Land Parkway: Bureau of Environmental Services   | DPW Director's Office        | 9,317              | 9,317          | 40           | 40          | 0                       | Full Service (Net Electricity) | Original Lease        | 11 Years, 2 options to extend 5 years each                                    | 2/5/2019   | 2/28/2030  | \$ 188,850            | \$ 20.27           | \$ 0.79                | \$ 2.14              | \$ 23.20            | 2.50%                       |   |
| Bureau of Utilities  | DPW Utilities                | 28,511             |                | 10           | 10          | 3                       | NNN                            | Original Lease        | 10 Years, 1 option to extend for 5 years                                      | 3/1/2020   | 2/28/2030  | \$ 199,686            | \$ 7.00            | \$ 1.93                | \$ 1.35              | \$ 10.28            | 2.50%                       |   |
| Oracle Lease - Police Administration   | DPW Director's Office        | 32,028             | 32,028         | 92           | 92          | 18                      | Full Service                   | Original Lease        | 10 Years, 2 options to extend 5 years each                                    | 8/17/2020  | 8/31/2030  | \$ 824,411            | \$ 25.74           | \$ -                   | \$ -                 | \$ 25.74            | 2.50%                       | The lease commencement date was anticipated for July 2020, but the tenant improvements were not completed until mid-August 2020; Prorated rent for August was \$30,994.84 |
| DCRS - Local Family Support Center   | DCRS                         | 2,836              |                |              |             |                         | NNN                            | Original Lease        | 5 years, 2 options to extend for 5 years each                                 | 11/16/2022 | 8/31/2030  | \$ 36,395             | \$ 14.00           | \$ 7.76                | \$ 5.95              | \$ 27.71            | 3.00%                       | The lease commencement date is November 16, 2022 and the rent commencement date is August 1, 2023.  |
| DCRS - Leola Dorsey Building   | DCRS                         | 12,594             |                |              |             |                         | Full Service                   | Second Extension      | Year to year  | 7/1/2023   | 6/30/2024  | \$ 79,762             | \$ 6.33            | \$ 6.48                | \$ -                 | \$ 12.81            |                             | Year to Year lease  |
| Community Resource Campus: Community Resources & Services<br>Community Action Council<br>Housing & Community Devt & Human Rights<br>Fish Program | DPW Director's Office        | 55,739             | 52,474         | 201          | 201         | 14                      | Full Service (Net BGE)         | Original Lease        | 3 options to extend, 3 years each   | 6/15/2018  | 6/30/2038  | \$ 1,109,172          | \$ 19.90           | \$ -                   | \$ 1.80              | \$ 21.70            | 2.00%                       | Rent equals annual operating expense  |

| POLICE LEASES  |  |                |                |              |             |                         |                                   |                   |   |            |            |                       |                    |                        |                      |                |                        |   |
|--|--|----------------|----------------|--------------|-------------|-------------------------|-----------------------------------|-------------------|---|------------|------------|-----------------------|--------------------|------------------------|----------------------|----------------|------------------------|---|
| Lease - Space/Agency Name                                      | Dept Responsible for Payment                               | Square Footage | Office SF Area | Office Staff | Total Staff | Available Office Spaces | Type                              | Current Amendment | Terms   | Start Date | Expiration | Projected FY2024 Rent | FY24 Base Rent PSF | FY24 Operating Exp PSF | FY24 Direct Pmts PSF | FY24 Total PSF | Annual Rent Escalation | Notes   |
| POLICE - Child Advocacy Center & Domestic Violence             | HCPD   | 8,637          | 8,637          | 29           | 29          | 0                       | Full Service                      | 2nd Amendment     | 3-year term   | 7/1/2022   | 6/30/2025  | \$ 230,349            | \$ 26.67           | \$ 3.09                | \$ 3.25              | \$ 33.01       | 2.50%                  |   |
| POLICE - Harpers Choice - Substation                           | Gratuitous Lease<br>HCPD responsible for CAM and utilities | 810            | 810            | 0            | 0           | 0                       | Gratuitous Rent (County Pays CAM) | 18th Amendment    | year to year  | 7/1/2023   | 6/30/2024  | \$ 5,183              |                    | \$ 6.04                | \$ 6.78              | \$ 12.82       |                        | Year to Year gratuitous lease; HCPD pays CAM & proportionate share of utilities (electric and water) & budgeted \$5,182.80 for FY24 |
| POLICE - IAD   | HCPD   | 2,385          | 2,385          | 4            | 4           | 0                       | Full Service                      | 10th Amendment    | 7-year term   | 7/1/2023   | 6/30/2030  | \$ 60,222             | \$ 25.25           | \$ -                   | \$ -                 | \$ 25.25       | 4.00%                  | CB2-2023 for Tenth Amendment of Lease extended the term for an additional 7-years and expanded the leased premises to 2,238 SF.     |
| POLICE - Warehouse   | HCPD   | 8,125          |                |              |             |                         | NNN                               | Original Lease    | 10 Years, 1 option to extend 5 years year to year           | 1/11/2022  | 3/31/2032  | \$ 82,940             | \$ 10.21           | \$ 3.31                | \$ 1.12              | \$ 14.64       | 2.75%                  |   |
| POLICE - Oakland Mills Village Ctr. (trailer)                  | Gratuitous Lease   | 1,000          | 1,000          | 0            | 0           | 0                       | Gratuitous                        | Extension         | year to year  | 7/1/2023   | 6/30/2024  | \$ -                  |                    | \$ -                   | \$ 8.29              | \$ 8.29        |                        | Year to Year gratuitous lease   |
| Police - Monarch Mills Satellite Office                        | Gratuitous Lease<br>HCPD responsible for electricity       | 1 apt unit     |                | 0            | 0           | 0                       | Gratuitous (County Pays BGE)      | 2nd Extension     | year to year, 2 1-year renewal options                      | 4/1/2023   | 3/31/2024  | \$ -                  |                    | \$ -                   | \$ 5.92              | \$ 5.92        |                        | Year to Year; gratuitous lease of an apartment unit for a Police Satellite Office   |
| POLICE - Owen Brown - Substation                               | Gratuitous Lease   | 567            | 567            | 0            | 0           | 0                       | Gratuitous                        | Extension         | year to year  | 1/1/2024   | 12/31/2024 | \$ -                  |                    | \$ -                   | \$ 15.22             | \$ 15.22       |                        | Year to Year gratuitous lease - renewal in process  |
| POLICE - Repeat Offender Division & Warrant & Fugitive Section | HCPD   | 10,600         |                |              | 31          |                         | NNN                               | Original Lease    | 10 Years and 6 months, 2 options to extend for 5 years each | 2/22/2023  | 8/31/2033  | \$ 99,563             | \$ 11.71           | \$ 4.14                | \$ 2.96              | \$ 18.81       | 2.00%                  | Lease commencement date February 22, 2023. Rent abatement months 1-4 and months 13-14 Rent based on 8,500 SF                        |