

SB-23-13616 - Sub-Lease - 2700 Rayner Avenue

AGC4346 - M-R Office of Neighborhood Safety and Engagement

ACTION REQUESTED:

The Board is requested to approve a City Lease of Private Property - Sublease Mayors Office of Neighborhood Safety and Engagement. Period of agreement is: Based on Board Approval

AMOUNT AND SOURCE OF FUNDS:

Transaction Amount: \$ 212,794.77

Project Fund	Amount
1001-CCA001315	\$ 212,794.77

BACKGROUND/EXPLANATION:

The permitted use of the Sub-Leased Premises is for Office use. The term of the Sub-Lease shall be for One (1) year commencing on the date of Board of Estimates Approval, with the option to renew for four (4) automatic one (1) year terms. Sub-Lessee accepts and lease the Sublet Space in its current condition. Sub-Lessee shall keep and maintain the leased premises in good, safe, clean, and sanitary condition. Sub-Lessee shall be responsible for all costs associated with telephones, computers, copiers, and office supplies. Sub-Lessor shall perform all maintenance, repairs, and replacements to the Premises. Sub-Lessor shall provide, Janitorial Services, Pest and Trash removal from the Premises, and snow removal of the parking lot. Any obligations of Tenant under the Lease concerning the Sub-Lease Space not otherwise addressed herein shall be the responsibility of Sub-Lessee.

The annual rent will be \$212,794.77 payable in equal monthly installments of \$17,732.90 in advance on the 1st day of each full calendar month. Annual rent shall increase by 3% each renewal year.

The Sub-Lessor represents that the Lessor has approved the subletting of Sublet Space by and between the Mayor and City Council of Baltimore on behalf of the Baltimore Health Department and Mayor and City Council of Baltimore on behalf of the Mayor's Office of Neighborhood Safety and Engagement.

It is agreed between the parties that either party has the right to terminate this Sublease Agreement for whatever reason upon ninety (90) days written notice by the parties. Said termination is to take effect at the expiration of such ninety (90) days written notice.

The Space Utilization Committee approved this Sub-Lease Agreement on September 15, 2023. The Law Department has approved for legal sufficiency on September 6, 2023.

EMPLOY **LIVING WAGE:** **LOCAL HIRING:** **PREVAILING WAGE:**
BALTIMORE:

Board of Estimates Agenda		Real Estate		10/18/2023
------------------------------	--	-------------	--	------------

N/A

N/A

N/A

N/A

COUNCIL DISTRICT: 9th District

ENDORSEMENTS:

Finance (BBMR) has reviewed and approved for funds.

Law has reviewed and approved for form and legal sufficiency

MWBOO has reviewed and approved

