



April 24, 2024

To: Ronald Colter Metro Department of Finance

Re: **Lease Register of Deeds Amendment One
Planning Commission Mandatory Referral 2024M-002AG-002
Council District #19 Jacob Kupin, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

A resolution approving Amendment One to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Nashville Garage LP for office space at 350 Deaderick Street. (Proposal No. 2024M-002AG-002).

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at Delilah.Rhodes@nashville.gov or 615-862-7208

Sincerely,

A handwritten signature in blue ink that reads "Lisa Milligan".

Lisa Milligan
Assistant Director Land Development
Metro Planning Department
cc: *Metro Clerk*

**Re: Lease Register of Deeds Amendment One
Planning Commission Mandatory Referral 2024M-002AG-002
Council District #19 Jacob Kupin, Council Member**

A resolution approving Amendment One to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Nashville Garage LP for office space at 350 Deaderick Street. (Proposal No. 2024M-002AG-002).



FIRST AMENDMENT TO OFFICE LEASE

THIS FIRST AMENDMENT TO OFFICE LEASE (the "**First Amendment**") is entered into this 12th day of April, 2024, by and between **NASHVILLE GARAGE, L.P.** (the "**Landlord**") and **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "**Tenant**").

WITNESSETH

A. Landlord and Tenant are parties to that certain Office Lease dated March 2024 (the "**Lease**"), pursuant to which Landlord leases to Tenant, and Tenant leases from Landlord, approximately fourteen thousand eight hundred thirty-seven (14,837) square feet (the "**Premises**") known as Suite 100 and Suite B100 in the building located at 350 Deaderick Street, Nashville, Tennessee, as more particularly described in the Lease.

B. Landlord and Tenant now desire to amend the Lease in accordance with the terms and conditions set forth below.

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the parties hereto, intending to be legally bound, hereby agree that the Lease is amended and supplemented as follows:

1. **Recitals/Definitions.** The foregoing recitals are true and correct and are incorporated into this First Amendment as if set forth fully at length herein. Any and all capitalized terms not specifically defined herein shall have the definitions set forth in the Lease.
2. **Term.** The Term of the Lease is hereby extended by two (2) months so that it shall be six (6) years and two (2) months.
3. **Commencement Date.** The Commencement Date is hereby amended to be June 1, 2024. The Lease shall expire on July 31, 2030, subject to the Renewal Options set forth in Section 1.17 of the Lease.
4. **Base Rent.** Section 1.7 of the Lease is hereby amended by deleting the table set forth therein and replacing it with the following table:

Period	Annual Base Rent	Monthly Base Rent	Annual Base Rent PSF
June 1, 2024 – July 31, 2025	\$593,480.00	\$49,456.67	\$40.00
August 1, 2025 – July 31, 2026	\$614,251.80	\$51,187.65	\$41.40
August 1, 2026 – July 31, 2027	\$635,750.61	\$52,979.22	\$42.85
August 1, 2027 – July 31, 2028	\$658,001.88	\$54,833.49	\$44.35
August 1, 2028 – July 31, 2029	\$681,031.95	\$56,752.66	\$45.90
August 1, 2029 – July 31, 2030	\$704,868.07	\$58,739.01	\$47.51
1st Renewal Term			

August 1, 2030 – July 31, 2031	\$729,538.45	\$60,794.87	\$49.17
2 nd Renewal Term			
August 1, 2031 – July 31, 2032	\$755,072.30	\$62,922.69	\$50.89

5. **Certification.** By executing this First Amendment, Tenant hereby certifies that: (i) the Lease is in full force and effect and has not been modified except in writing executed by the parties to be bound thereby; (ii) there are no prepayments by or credits due Tenant under the Lease; and (iii) Tenant is not aware of any breach or default by Landlord under the Lease, nor of any event which with the giving of notice or passage of time, or both, would constitute a breach or default by Landlord under the Lease.

6. **Broker.** Landlord and Tenant each represent and warrant that they have had no dealings with any agents or brokers in connection with the negotiation or execution of this First Amendment except for Stoltz Realty of Delaware, Inc. (whose commission shall be paid by Landlord pursuant to a separate agreement). Landlord and Tenant each agree to indemnify the other against all costs, expenses, reasonable attorneys' fees, and other liability for commissions or other compensation or charges arising out of a breach of such representations.

7. **Entire Agreement/Ratification.** This First Amendment represents the entire understanding of the parties and the Lease may not be modified further except in writing executed by the parties to be bound thereby. Unless expressly modified herein, the terms and conditions of the Lease shall remain in full force and effect, and the parties hereby confirm and ratify the same.


8. **Miscellaneous.** This First Amendment shall be binding upon and shall inure to the benefit of the parties and their permitted successors and assigns.

-SIGNATURE PAGE TO FOLLOW-

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date first written above.


LANDLORD:

NASHVILLE GARAGE, L.P.

By: 
Name: Kyle Stoltz
Title: Authorized Person

TENANT:

**METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON
COUNTY**

By: 
Name: Karen Johnson
Title: Davidson County Register of Deeds


Certificate Of Completion

Envelope Id: 452204EEEDC540C6BF587B1463A1B155	Status: Completed
Subject: Complete with DocuSign: Legislative Tracking Form - Amendment 1 RoD (N0607391xD719A).pdf, Legis...	
Source Envelope:	
Document Pages: 7	Signatures: 3
Certificate Pages: 15	Initials: 2
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Ronald Colter
Time Zone: (UTC-06:00) Central Time (US & Canada)	730 2nd Ave. South 1st Floor
	Nashville, TN 37219
	Ronald.colter@nashville.gov
	IP Address: 170.190.198.185

Record Tracking

Status: Original 4/25/2024 11:14:33 AM	Holder: Ronald Colter Ronald.colter@nashville.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Metropolitan Government of Nashville and Davidson County	Location: DocuSign

Signer Events

Signer Events	Signature	Timestamp
Abraham Wescott abraham.wescott@nashville.gov Security Level: Email, Account Authentication (None)		Sent: 4/25/2024 11:30:51 AM Viewed: 4/25/2024 11:37:31 AM Signed: 4/25/2024 11:39:03 AM
	Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	


Electronic Record and Signature Disclosure:

Accepted: 4/25/2024 11:37:31 AM
ID: 6e2f5af6-170c-4e5a-aa67-cf772fc0d890

elizabeth jefferson elizabeth.jefferson@nashville.gov Security Level: Email, Account Authentication (None)		Sent: 4/25/2024 11:39:05 AM Viewed: 4/25/2024 11:43:26 AM Signed: 4/25/2024 11:44:26 AM
	Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	


Electronic Record and Signature Disclosure:

Accepted: 4/25/2024 11:43:26 AM
ID: eee995c1-a426-40a2-95a2-6dce112b182c

Aaron Pratt aaron.pratt@nashville.gov Security Level: Email, Account Authentication (None)		Sent: 4/25/2024 11:44:27 AM Viewed: 4/25/2024 1:45:39 PM Signed: 4/26/2024 7:03:18 AM
	Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	

Electronic Record and Signature Disclosure:

Accepted: 4/25/2024 1:45:39 PM
ID: e8d1721f-a549-4a0f-83e5-238d9d8eeac3

Kevin Crumbo/mjw MaryJo.Wiggins@nashville.gov Security Level: Email, Account Authentication (None)		Sent: 4/26/2024 7:03:19 AM Viewed: 4/26/2024 9:14:11 AM Signed: 4/26/2024 9:16:39 AM
	Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	

Signer Events	Signature	Timestamp
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Electronic Record and Signature Disclosure:
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ID: efb2959-5296-4c55-a592-dbf69925ff34

Macy Amos
macy.amos@nashville.gov
Security Level: Email, Account Authentication (None)



Sent: 4/26/2024 9:16:41 AM
Viewed: 4/26/2024 9:35:41 AM
Signed: 4/26/2024 9:36:34 AM

Signature Adoption: Pre-selected Style
Using IP Address: 174.212.103.107
Signed using mobile

Electronic Record and Signature Disclosure:
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ID: c145d58a-2e77-4605-a587-f7677e1ff4cd

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	4/25/2024 11:30:51 AM
Certified Delivered	Security Checked	4/26/2024 9:35:41 AM
Signing Complete	Security Checked	4/26/2024 9:36:34 AM
Completed	Security Checked	4/26/2024 9:36:34 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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