



**METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY**

Metro Office Building
800 President Ronald Reagan Way
P.O. Box 196300
Nashville, TN 37219-6300

February 2, 2023

To: Felecia Teasley Metropolitan Government of Nashville Davidson County

Re: **JOSLIN LEASE - AMENDMENT**
Planning Commission Mandatory Referral # 2023M-001AG-001

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 to approve the First Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Joslin Sign and Maintenance Company, Inc. for the real property located at 630 Murfreesboro Pike, Nashville, Tennessee, for parking purposes. (Proposal No. 2023M-001AG-001).

The relevant Metro agencies (Metro Parks, Metro Public Works, 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.

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
Land Development Manager
Metro Planning Department
cc: *Metro Clerk*

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (this "First Amendment") is entered into on this day of ~~January~~ ^{September} 9th, 2023 (the "Amendment Signature Date") by and between **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**, a municipal corporation of the State of Tennessee ("Metro") and **JOSLIN SIGN AND MAINTENANCE COMPANY, INC** ("Lessor").

RECITALS

WHEREAS, Lessor, as landlord, and Metro, as tenant, are parties to that certain Lease Agreement, dated February 08, 2018 (the "Original Lease"), pursuant to which Metro currently leases approximately 97 (ninety-seven) parking spaces located at 630 Murfreesboro Pike, Nashville, Tennessee (the "Premises").

WHEREAS, the current Term of the Lease with respect to the entire Leased Premises will expire on February 08, 2023.

WHEREAS, Lessor and Metro now desire to amend the Lease to extend the term of the Lease and to provide for a rent increase to Metro during the period of February 2023 through and including February 2026.

AGREEMENT

NOW, THEREFORE, for the mutual promises and other considerations, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree to amend the Lease as follows:

1. **Incorporation of Recitals, Definitions.** The Recitals set forth above are hereby incorporated into this First Amendment as if set forth herein in full. All capitalized terms not defined in this First Amendment shall be deemed to have the meanings given such terms in the Lease.

- 2. **Section 2. TERM OF LEASE.** Effective as of the First Amendment Effective Date (as defined in Section 5 of this First Amendment), Section 2 of the Lease is generally amended to provide that the term of the Lease (the “Term”) with respect to the Premises is extended through and including February 2026 (such extension term is referred to hereinafter referred to as the “2026 Extension Term”). The Term of the Lease with respect to the Premises will expire on February 2026, unless extended by written agreement of both parties.
- 3. **Section 3. RENTAL FEE.** Effective as of the First Amendment Effective Date, Section 3 of the Lease is amended to provide that beginning on February 2023, Metro will pay Lessor Rent for the Premises as follows:

<u>Lease Period</u>	<u>Monthly Rent</u>
February 2023 – February 2026	\$7,000.00

All such Rent shall be payable on the first day of each calendar month during the term of the Lease in accordance with the provisions of the Lease.

- 4. **ACCEPTANCE OF LEASED PREMISES.** As of the First Amendment Effective Date, Metro is in possession of the Leased Premises and has accepted it in its AS-IS, WHERE-IS CONDITION. Metro acknowledges and agrees that Lessor has completed any tenant improvements work and funded any tenant improvements allowance which Lessor was obligated to perform or provide under the Lease.
- 5. **FIRST AMENDMENT EFFECTIVE DATE.** This First Amendment shall not be binding upon the parties until it has been signed first by the Lessor and then by the representatives of Metro, approved by the Metro Council, and then filed with the Metro Clerk (the date of filing with the Metro Clerk shall be referred to herein as the “First Amendment Effective Date”).
- 6. **RATIFICATION OF THE LEASE.** Except as specifically set forth in this First Amendment, the parties hereto agree that the Lease (as amended by this First Amendment) is unmodified and in full force and effect, and further herby ratify, affirm and confirm the Lease as amended by this First Amendment. From and after the First Amendment Effective Date, the term “Lease” shall be deemed to mean and include the Lease as amended by this First Amendment.

[end of page - signatures on following page]

IN WITNESS WHEREOF, the authorized representatives of the parties have affixed their signatures below with the intent to make this First Amendment effective as of the First Amendment Effective Date.

METRO:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

RECOMMENDED BY:

Abraham Wescott
Director of Public Property Administration

APPROVED AS TO AVAILABILITY OF FUNDS:

Kelly Flannery/mjw
Director of Finance

APPROVED AS TO FORM AND LEGALITY:

Macy Amos
Metropolitan Attorney

ATTEST:

Metropolitan Clerk Date

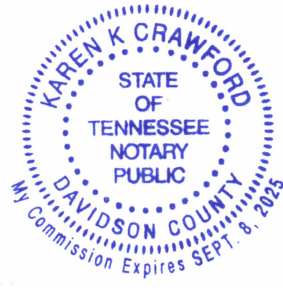
LESSOR:

JOSLIN SIGN AND MAINTENANCE COMPANY, INC.

By: Terrie Ballman
Terrie Ballman,
Title: Secretary-Treasurer
Date: January 9, 2023

Sworn to and subscribed before me this 9th day of January, 2023.

Notary: Karen K Crawford
My commission expires: 9-8-2025
Notary Seal:




Certificate Of Completion

Envelope Id: 89323D46BD8B4C70A0E8209524637705	Status: Completed
Subject: Complete with DocuSign: Legislative Tracking Form - Joslin First Amendment (N0512092xD719A) (00...	
Source Envelope:	
Document Pages: 7	Signatures: 6
Certificate Pages: 15	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope 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: 170.190.198.190

Record Tracking


Status: Original	Holder: Ronald Colter	Location: DocuSign
2/8/2023 1:37:40 PM	Ronald.colter@nashville.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Metropolitan Government of Nashville and Davidson County	Location: DocuSign

Signer Events

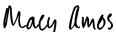
Signer Events	Signature	Timestamp
Abraham Wescott abraham.wescott@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.190	Sent: 2/8/2023 1:46:07 PM Viewed: 2/9/2023 8:20:40 AM Signed: 2/9/2023 8:21:08 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Kelly Flannery/mjw maryjo.wiggins@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.100	Sent: 2/9/2023 8:21:11 AM Viewed: 2/10/2023 9:06:38 AM Signed: 2/10/2023 9:07:01 AM
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Electronic Record and Signature Disclosure:Accepted: 2/10/2023 9:06:38 AM
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Macy Amos macy.amos@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 98.46.116.193 Signed using mobile	Sent: 2/10/2023 9:07:04 AM Viewed: 2/10/2023 11:26:31 AM Signed: 2/10/2023 11:26:52 AM
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Electronic Record and Signature Disclosure:Accepted: 2/10/2023 11:26:31 AM
ID: 0394e480-72da-48aa-befe-f8736d690dac**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp**

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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Completed	Security Checked	2/10/2023 11:26:52 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
