

Government of Nashville and Davidson County requiring it.

Analysis

This resolution approves an extension of a lease agreement between the Metropolitan Government and Grace's Plaza, Ltd., for the lease of space at 4005 Hillsboro Pike for use by the County Clerk. The County Clerk has maintained a satellite office at this Grace's Plaza location for many years. This lease is for 638 square feet of office space to be used solely for the dispensing of auto license tags, license plates, and transferring auto titles. The existing lease was approved by Ordinance No. BL2017-689 for a term commencing June 1, 2017 and ending May 31, 2021. Metro is responsible for the general upkeep of the premises, but Grace's Plaza is responsible for repairs to the exterior walls, roof, and HVAC system.

The base rent for the office space was \$10,555.68 for the first year, and has increased by three percent each year thereafter. In addition to the base rent, Metro is responsible for paying Grace's Plaza a proportionate share of property taxes paid on the premises.

The parties desire to extend the lease for four more years under the same terms and conditions as the prior lease agreement.

This lease extension has been approved by the Planning Commission.