

Director of Public Property Administration or designee, is hereby authorized to execute the same.

Section 2. That any amendment to this Lease Agreement may be approved by resolution of the Metropolitan Council receiving at least twenty-one affirmative votes.

Section 3. This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance approves a lease agreement between Metro and Pet Community Center (PCC) for the lease of 2,156 square feet of office space located at 943-B Dr. Richard G. Adams Drive. PCC is a nonprofit organization that operates a high-volume, low-cost spay/neuter and wellness clinic at this site, which is located next to the Public Works convenience center in East Nashville. The term of the lease is for one year, but may be extended for four additional one year periods. Either party may terminate the lease with 180 days' written notice. PCC will pay rent in the amount of \$988 per month, and will be responsible for all utility and maintenance costs. PCC will also be responsible for maintaining insurance coverage in an amount not less than \$1,000,000.

Fiscal Note: Metro will receive a fixed monthly rent at the rate of \$5.50 per square foot, which amounts to \$988.00 per month. Pet Community Center will be responsible for all utility costs charged against the property and real estate taxes.