



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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A resolution to approve a lease extension between The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County Clerk's Office and Grace's Plaza, LTD., for office space at 4009 Hillsboro Pike. (Proposal No. 2021M-005AG-001).

WHEREAS, on July 18, 2013, the Metropolitan Council approved Ordinance BL2013-488, a lease agreement between the Metropolitan Government and Grace's Plaza, LTD. for office space in Grace's Plaza, located at 4009 Hillsboro Pike, Suite 207 in Nashville, to house a satellite office of the Davidson County Clerk; and,

WHEREAS, on May 17, 2017, the Metropolitan Council approved Ordinance BL2017-689, which approved the extension of the lease agreement, a copy of which is attached to this Resolution as Exhibit A, through May 31, 2021; and,

WHEREAS, the Davidson County Clerk and Grace's Plaza, LTD. have negotiated a new lease agreement, a copy of which is attached to this Resolution as Exhibit B, which extends the lease for a term of four (4) years, through May 31, 2025; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that this extension to the lease be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1: That this extension, a copy of which is attached hereto as Exhibit B and incorporated herein, is hereby approved and the Director of Finance or his designee is authorized to execute it on behalf of the Metropolitan Government.

Section 2: That this resolution shall take effect from and after its adoption, the welfare of The Metropolitan 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.