

RESOLUTION NO. 7481

A RESOLUTION introduced by Mayor James A. McClinton relating to the leasing of property for the purpose of providing office space for staff of City of Topeka, pursuant to Topeka City Code § 2-460(c).

WHEREAS, the City of Topeka has a need for facilities for office space for staff of City of Topeka; and

WHEREAS, New Century Credit Union (NCCU) owns facilities suitable for such purposes at 707 Quincy, Topeka, Kansas, which are currently being leased by the City of Topeka; and

WHEREAS, the parties desire to renew the current Lease Agreement for one (1) year commencing September 1, 2004, and ending August 31, 2005; and

WHEREAS, the Lease Agreement provides for rent in excess of ten thousand dollars (\$10,000.00) annually, which pursuant to Topeka City Code § 2-460(c) requires authorization by resolution of the City Council and signature of the Mayor.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Topeka, Kansas that the Lease Agreement between NCCU and the City of Topeka for rental of the premises located at 707 Quincy, Topeka, Kansas for a one (1) year renewal term commencing September 1, 2004, and ending August 31, 2005, with two additional one (1) year optional renewal terms for office space for staff of the City of Topeka, is hereby authorized.

ADOPTED and APPROVED by City Council June 8, 2004.



ATTEST:

Iris E. Walker  
Iris E. Walker, City Clerk

CITY OF TOPEKA, KANSAS

James A. McClinton  
James A. McClinton, Mayor

APPROVED AS TO FORM AND LEGALITY  
DATE 5/27/04 BY DW

CITY OF TOPEKA CONTRACT NO. 34355

FIRST AMENDED TO CONTRACT NO. 31271

THIS AMENDMENT entered into this 8<sup>th</sup> day of June 2004, by and between the City of Topeka, Kansas, a duly organized municipal corporation, organized under the laws of the State of Kansas, with principal offices at 215 SE 7<sup>th</sup> Street, Topeka, Kansas, hereinafter referred to as "City," and New Century Credit Union, a State Chartered Credit Union organized under the laws of the State of Kansas with principal offices located at 707 Quincy, Topeka Kansas hereinafter referred to as "NCCU."

WHEREAS, on July 24, 2001, the parties hereto entered into a Lease Agreement, City of Topeka Contract No. 31271; and

WHEREAS, the parties desire to amend said Lease Agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

1. The parties agree that the initial three (3) year term of the Lease Agreement will expire on August 31, 2004.

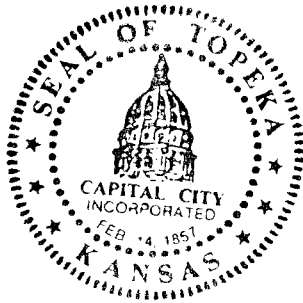
2. The parties hereby agree to amend the three (3) year optional renewal term to three (3) one (1) year optional renewal terms. City hereby exercises its option to renew the Lease Agreement for one (1) year, beginning September 1, 2004, and ending August 31, 2005. City may renew the Lease Agreement for two additional one (1) year periods from September 1, 2005, until August 31, 2006, and from September 1, 2006 until August 31, 2007.

3. As rent for the lease premises, City agrees to pay eleven dollars and fifty cents (\$11.50) per square foot for the first one (1) year renewal term, or five thousand seventy nine and sixteen cents (\$5,079.16) per month beginning September 1, 2004, and continuing through August 31, 2005. If City elects to exercise its option to renew for

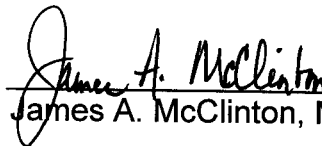
a second one (1) year term beginning September 1, 2005, and ending August 31, 2006, the rent for the leased premises shall increase to \$11.75 per square foot or five thousand one hundred eighty nine and fifty-eight cents (\$5,189.58). If the City elects to exercise its option to renew for a third one (1) year term, the rent for the leased premises shall increase to \$12.00 per square foot or five thousand three hundred and no cents \$5,300.00 per month for the renewal term from September 1, 2006 to August 31, 2007.

4. All other terms and conditions of the Lease Agreement, City of Topeka Contract No. 31271, not specifically amended herein shall remain in full force and effect.

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



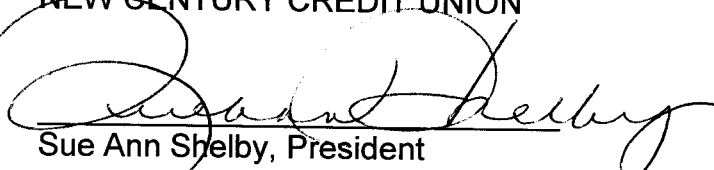
THE CITY OF TOPEKA, KANSAS,

  
James A. McClinton, Mayor

ATTEST:

  
Iris E. Walker, City Clerk

NEW CENTURY CREDIT UNION

  
Sue Ann Shelby, President

