

ORDINANCE C-66-14

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH GROVE CITY TOWN CENTER, INC. FOR SPACE AT 3378 PARK STREET

WHEREAS, in 2009 this Council approved a multi-year lease agreement with various organizations for the Former Huntington Bank Building located at 3378 Park Street; and

WHEREAS, the Grove City Town Center, Inc. wishes to renew their lease for an additional four (4) year term; and

WHEREAS, because the agreement term exceeds twelve (12) months, it must be approved by Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

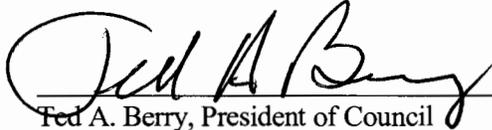
SECTION 1. The City Council hereby authorizes the City Administrator to execute a multi-year lease Agreement with the Grove City Town Center, Inc. for space located at 3378 Park Street as set forth in Exhibit "A".

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

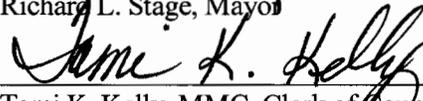
Passed: 12-01-14
Effective: 02-31-14

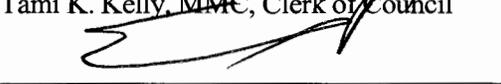
Attest:

I certify that this ordinance is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

ADDENDUM TO LEASE AGREEMENT

This Addendum to the Lease Agreement ("Addendum") is made and entered into this ____ day of _____, 2014 by and between City of Grove City ("Landlord") and Grove City Town Center Inc., an Ohio non-profit corporation ("Tenant").

W I T N E S S E T H:

WHEREAS, Landlord and Tenant entered into a certain Lease Agreement (the "Lease"), dated June 29, 2009, for the building located at 3378 Park Street, Grove City, Ohio ("Property"); and

WHEREAS, Landlord and Tenant desire to extend the lease for an additional four year term; and

WHEREAS, with all the different tenants utilizing the Property, it has become necessary to adopt rules governing the use of the Property and designate one person and/or group to oversee the day to day operations at the Property; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the foregoing and as follows:

1. By virtue of this Addendum, the Parties agree that the Landlord shall adopt, at its sole discretion, rules governing the use of the Property. Landlord reserves the right to amend the rules during the Term of this Agreement including any extensions thereof. Not less than Fifteen (15) days prior to the adoption or amendment of the rules, the proposed rules and/or amendments shall be circulated to the Tenant for comments.
2. Landlord shall designate one person and/or group to serve as the building coordinator for the Property. The designee shall be chosen in the City's sole discretion and may or may not be a Tenant. The designee shall be solely responsible for coordinating and overseeing the day to day operation of the Property and serving as a liaison with the City of Grove City regarding the Property.
3. This Addendum shall be effective upon execution and shall be effective for a period not to exceed Four (4) years.
4. In the event of a conflict between the terms and conditions of this Addendum and the terms and conditions of the Lease, the terms and conditions of this Addendum shall prevail. All other terms, covenants and conditions of the Lease shall remain in full force and effect.
5. The remainder of the terms and conditions of the original lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum effective the date set forth above.

Signed and acknowledged in the presence of:

The City of Grove City
Landlord

Grove City Town Center Inc.
Tenant

Charles W. Boso, Jr.
City Administrator

By: _____

Title: _____

Approved as to form:

Stephen J. Smith, Law Director

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