

OFFERED JUL 8 1985

AN ORDINANCE No 85-181-1P3

ADOPTED AUG 12 1985

To authorize the City Manager, for and on behalf of the City of Richmond, to enter into and execute an agreement of lease with The Daily Planet, for the lease of property known, numbered and designated 300 and 302 West Canal Street in the City of Richmond, for a term of five years, upon certain terms and conditions.

Patron - City Manager

Approved as to form and legality
by City Attorney

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That Manuel Deese, City Manager, for and on behalf of the City of Richmond, be and is hereby authorized to enter into and execute an agreement of lease with The Daily Planet for the lease of property known, numbered and designated 300 and 302 West Canal Street, in the City of Richmond, for a term of five years, said agreement of lease to be approved as to form by the City Attorney and to be substantially in the form as attached to the draft of this ordinance.

THIS LEASE, made this _____ day of _____, 1985, by and between the CITY OF RICHMOND, a municipal corporation, hereinafter referred to as "CITY" and THE DAILY PLANET, hereinafter referred to as "TENANT"

W I T N E S S E T H:

The City hereby leases unto the Tenant the property at 300 and 302 West Canal Street on terms and conditions hereinafter set forth.

1. The Tenant will pay rent to the City at the rate of \$10.00 per year in advance.
2. The term of this lease shall be for a period of five (5) years beginning upon approval of this lease by City Council and the Tenant providing alternate space for City agencies now using these two buildings, acceptable to the City Manager, whichever date is later, but in no event later than September 1, 1985.
3. The property is leased "as is" by the City, and the City does not agree to make any repairs or improvements.
4. The Tenant shall provide at its cost and expense all services required for its use and occupation of the real estate.
5. The Tenant agrees to keep the property in good condition, including but not limited to installation of a new furnace, painting exterior woodwork, interior walls, elevator, roof, plumbing, floors, and keeping weeds and grass cut.
6. The Tenant shall remove all of its property from the real estate, including that attached to the freehold, upon the termination of the lease, and upon its failure, refusal or neglect to do so, the Department of General Services may remove such property therefrom at the cost and expense of the Tenant, without liability to the Tenant for damages that may directly or indirectly result therefrom, or may allow such property to remain thereon and fee simple title thereto shall vest in the City.
7. The tenant shall not transfer or assign the lease nor sublet the real estate or any part thereof without the approval of the City Manager.
8. The Tenant will indemnify, keep and hold the City free and harmless from liability on account of injury or damage to the Tenant and to all other persons, firms or corporations, and all property growing out of this lease; and in the event that suit shall be brought

against the City, either independently or jointly with the Tenant, the Tenant will defend the City in such suit at the cost of the Tenant; and in the event of a final judgment being obtained against the City, either independently or jointly with the Tenant, then the Tenant will pay such judgment with all costs and hold the City harmless therefrom.

9. Whenever any building or structure which is a part of the real estate is rendered untenable by reason of force majeure, the lease, without more, shall terminate.

10. The property is to be used as a Street Center.

IN WITNESS WHEREOF, the City has caused its name to be signed by its City Manager and the Tenant has caused its name to be signed by its duly authorized representative.

THE DAILY PLANET

By: _____
President of the Board of Directors,
C. Bernard Scotch

CITY OF RICHMOND

By: _____
City Manager

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 85-181 Requested by <u>Director of General Services</u> . Received City Manager's Office 5/31/85 Summarized 7/15/85	Subject Lease for Street Center.
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SUMMARY

This Ordinance would authorize the lease of City-owned property (location 300-302 West Canal street) to the Daily Planet for a Street Center for Day Activities at a cost of \$10 per year.

Several community organizations have been looking for an appropriate space to provide day activities for less fortunate members of the community. The property at 300-302 West Canal Street has been identified as a suitable location and the city administration has agreed, pending approval by Council, to enter into a lease arrangement.

A suitable building with storage space acceptable to the City will have to be made available by Richmond Street Center, Inc. The property at 300-302 West Canal is used for the storage of bicycles, building materials, and official records.

COUNCIL ACTION

	On Docket 8/12/85
	Amended
	Adopted
	Rejected