

ADAIR COUNTY COMMISSION MINUTES MONDAY, AUGUST 25, 2014

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IN REF. ORDER NO 16 Addendum to Lease between Lessor – Crist Properties, LLC and Lessee – The Counties of Adair, Schuyler, Scotland, and Knox

ADDENDUM TO LEASE
Between
LESSOR – CRIST PROPERTIES, LLC
And
LESSEE - THE COUNTIES OF ADAIR, SCHUYLER, SCOTLAND AND KNOX

THIS is an ADDENDUM to the original lease dated June 1, 2010 by and between Crist Properties, LLC, hereinafter called the Lessor, and the Counties of Adair, Schuyler, Scotland and Knox, hereinafter called the Lessee. This Lease Extension Agreement is made and entered into this 21st day of August 2014.

- 1) The Lessor hereby grants to the Lessee an additional three year lease period, hereinafter called "renewal period". The Lessee need not notify the Lessor of its intent to vacate at the end of the renewal period. The renewal period runs through May 31, 2020.
- 2) In the event the Lessee remains in possession of the premises after May 31, 2020 without executing a new Lease, the Lessee shall be deemed to be occupying the premises as a Lessee from month-to-month. The parties therefore will be subject to existing provisions of law and all of the conditions of this Lease insofar as they are applicable to a month-to-month tenancy. The Lessee agrees to pay the rental rate applicable on May 31, 2020 on a monthly basis until a new Lease is executed by the Lessor and Lessee, or the premises are vacated, whichever is sooner.
- 3) The staff for the Public Defender's Office for Area 02 has grown by more than 50% since the execution of the original Lease. Some renovations are necessary to provide adequate office space in the existing facility to house the Public Defender's Office.
 - a. In exchange for this addendum, The Landlord shall divide the conference room and the district defender's office into 3 private offices with solid walls, each approximately 120 square feet.
- 4) To remunerate the Lessor for the costs of this renovation, the Lessees agree to a \$300 per month increase in the cost of the lease. All considerations of the original lease remain in effect.
 - a. Should the counties assigned to Area 02 change, the pro shall be assigned to all counties incorporated into Area 02.
 - b. Should the renovations be completed prior to January 1, 2015, the State Public Defender will pay the increase in rents preceding January 2015. (\$300 per month)

District 2 Lease Addendum

| County Name | District Coverage | Judicial Circuit | 2000 Population | % of District Population | Location of Office | County Cost- Rent & Utilities | Quarterly Payment Amount | County |
|-------------|-------------------|------------------|-----------------|--------------------------|------------------------|-------------------------------|--------------------------|----------|
| Adair | 2 | 2 | 24,977 | 64.89% | Kirksville | \$11,680.25 | \$2,920.07 | Adair |
| Knox | 2 | 2 | 4,361 | 11.33% | Calendar 2015 | \$2,039.39 | \$509.85 | Knox |
| Schuyler | 2 | 1 | 4,170 | 10.83% | | \$1,930.07 | \$487.52 | Schuyler |
| Scotland | 2 | 1 | 6,983 | 12.95% | | \$2,330.26 | \$582.56 | Scotland |
| | | | 38,491 | 100.00% | Utilities Can Increase | \$18,000.00 | \$4,500.00 | |

LESSOR: CRIST PROPERTIES LLC
BY: [Signature]
TITLE: [Signature]
DATE: 8-21-14

LESSEE: ADAIR COUNTY COMMISSION
BY: [Signature]
BY: [Signature]
DATE: 8-21-2014

LESSEE: SCOTLAND COUNTY COMMISSION
BY: [Signature]
DATE: 8-21-14

LESSEE: KNOX COUNTY COMMISSION
BY: [Signature]
BY: [Signature]
DATE: 8-21-2014

LESSEE: SCHUYLER COUNTY COMMISSION
BY: [Signature]
BY: [Signature]
DATE: 8-21-2014

MISSOURI STATE PUBLIC DEFENDER
BY: [Signature]
TITLE: Commissioner
DATE: 7/30/2014

District 2 Lease Addendum

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ATTEST: [Signature] County Clerk [Signature] Presiding Commissioner