

ORDINANCE NO.: 2015-038

*Authorizing the City Manager to execute an Amendment to the Parking Lot Lease
between the City of Columbia and the University of South Carolina
for the Arena/Conference Center*

ORIGINAL
STAMPED IN RED

WHEREAS, by Ordinance 2002-056 dated July 10, 2002, City Council authorized the execution of a Parking Lot Lease with the University of South Carolina for surface parking, a copy of which is attached hereto and incorporated herein; and,

WHEREAS, the University of South Carolina desires to amend the lease to allow for construction and installation of improvements upon a portion of the surface parking area to afford contiguity to the Foundation Square project; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this 5th day of May, 2015, that the City Manager is authorized to execute the attached Amendment to the Parking Lot Lease, on a form to be approved by the City Attorney, between the City of Columbia and the University of South Carolina.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 4/21/2015
Final Reading: 5/5/2015

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

LEASE AMENDMENT
(Ordinance No.: 2015-038)

WHEREAS, by Lease Agreement dated November 14, 2002 ("Lease"), the CITY OF COLUMBIA, SOUTH CAROLINA ("City" or "Lessor") agreed to lease to the UNIVERSITY OF SOUTH CAROLINA ("University" or "Lessee") for use as surface parking certain "pieces, parcels or tracts of land situate in the City of Columbia, County of Richland, South Carolina, consisting of two City blocks bounded by the rights-of-way for Blossom, Lincoln, Devine and Gadsden Streets and Gadsden, Devine, Lincoln and Greene Streets." (the "Premises"); and,

WHEREAS, the parties desire to amend the aforesaid Lease to allow University to make certain improvements and enhancements to the Premises as a part of a larger construction project; NOW, THEREFORE,

FOR AND IN CONSIDERATION of One and No/100 (\$1.00) Dollar and other good and valuable consideration, the City and the University hereby agree to amend the aforesaid Lease as follows:

1. Lessor hereby grants approval for Lessee to make certain improvements and enhancements to the surface parking lot on the City block bounded by the rights-of-way for Gadsden, Devine, Lincoln and Greene Streets ("Premises") by constructing or authorizing the construction of certain public space as shown conceptually on Appendix "A" attached hereto and further labeled as "Foundation Square." Lessee shall, as required by the Lease, maintain the Premises and its improvements in good order and repair at Lessee's sole cost and expense.
2. Lessor and Lessee mutually agree that all Sections of the Lease are hereby amended as necessary to conform to the approval granted by Lessor to Lessee herein to construct certain public space as shown conceptually on Appendix "A" attached hereto and further labeled as "Foundation Square."
3. All other provisions of the Lease dated November 14, 2002 shall remain in full force and effect and shall not be amended by this Amendment except as provided above.
4. This Amendment shall become effective upon execution by the City and the University.

TO HAVE AND TO HOLD unto the said Lessee, its successor and assigns, the demised premises in accordance with the terms of the Lease, as amended by this Lease Amendment.

IN WITNESS WHEREOF, the parties have signed the Lease Amendment as of the day and year first written below.

(SIGNATURES APPEAR ON SEPARATE PAGE)

WITNESSES:

[Signature]
[Signature]

LESSOR:

CITY OF COLUMBIA, SOUTH CAROLINA

By: Teresa B. Wilson

Teresa B. Wilson

Title: City Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

I, Shari Lynn Ardis, a notary public for the State of South Carolina, do hereby certify that the CITY OF COLUMBIA, SOUTH CAROLINA, by Teresa B. Wilson, its City Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10th day of May, 2015.

[Signature]
Notary Public for South Carolina
My Commission Expires: 11/26/2023

APPROVED AS TO FORM
[Signature]
Legal Department City of Columbia, SC

WITNESSES:

[Signature]
[Signature]

LESSEE:

UNIVERSITY OF SOUTH CAROLINA

By: Amy E. Stone

Name: AMY E. STONE
SECRETARY, UNIVERSITY OF S.C.

Title: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

I, TERRY T. SAXON, a notary public for the State of South Carolina, do hereby certify that the UNIVERSITY OF SOUTH CAROLINA, by AMY E. STONE, its Secretary, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 11 day of May, 2015.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1/27/25



PLANT LIST

NO.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANT HEIGHT	PLANT SPACING	PLANT QUANTITY	PLANT DATE
1	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
2	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
3	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
4	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
5	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
6	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
7	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
8	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
9	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
10	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
11	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
12	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
13	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
14	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
15	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
16	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
17	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
18	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
19	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
20	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
21	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
22	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
23	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
24	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
25	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
26	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
27	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
28	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
29	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
30	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
31	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
32	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
33	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
34	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
35	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
36	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
37	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
38	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
39	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
40	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
41	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
42	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
43	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
44	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
45	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
46	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
47	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
48	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
49	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE
50	(Symbol)	PLANT SPECIES	COMMON NAME	HEIGHT	SPACING	QUANTITY	DATE



