

RESOLUTION NO.: R-2004-052

*Authorizing execution of Extension of Lease for office space
at 1401 Main Street*

BE IT RESOLVED this 25th day of August, 2004 that the City Manager is authorized to execute an Extension of Lease for office space located at 1401 Main Street as set forth in the attached letter.

ORIGINAL
STAMPED IN RED

Requested by:



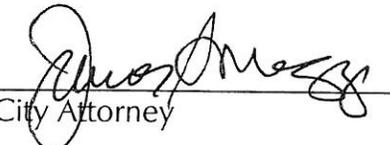
Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 8/25/2004
Final Reading: 8/25/2004

*EXECUTIVE
MANAGEMENT
& LEASING*

August 16, 2004

Jim Meggs
1401 Main Street, 10th floor
Columbia, S.C. 29201

Dear Jim,

On behalf of MS Joint Venture I am authorized to propose the following:

- 1.) Put tenant on 24/7 generator back-up as outlined
 - A. Put 10th floor IT computer room on generator for electrical and air conditioning.
 - B. The remainder of the 10th floor will be put on generator back-up for all lighting and electrical outlets.
 - C. One elevator is already on Generator back-up.
 - D. The above would be at no cost for installation or monthly fees of any kind including monthly maintenance fee to tenant.

- 2.) City of Columbia will extend their existing lease to Oct. 31, 2012, at the following rental rates:

Base Rental Rate	Monthly
11/01/07 thru 10/31/09	\$13.00 PSF X 15,320 = \$16,596.67
11/01/09 thru 10/31/11	\$13.50 PSF X 15,320 = \$17,235.00
11/01/11 thru 10/31/12	\$14.00 PSF X 15,320 = \$17,873.33

If you have any questions please do not hesitate to give me a call.

David R. Loy


President

