

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

LEASE

THIS LEASE made and entered into this 1st day of FEBRUARY, 2016, by and between ROWAN COUNTY, a body politic and corporate, party of the first part; and THE TOWN OF LANDIS, a municipal corporation, party of the second part, both existing under and by the virtue of the laws of North Carolina.

WITNESSETH

That for and in consideration of the mutual covenants herein contained the parties agree as follows:

First: The Town of Landis shall lease to the County an area at the rear of its police and fire headquarters building located at 136 North Central Avenue, consisting of 1,521 square feet (approximately 39 feet by 39 feet).

Second: The rent shall be \$125.00 per month for the lease and the lease shall extend for twelve months, beginning February 1st, 2016, and ending February 1st, 2017. The option of the County is to renew the lease for 12-month periods for the next five years at the end of the initial term. Beginning February 1st, 2016, the County shall pay \$450.00 each month for the purpose of reimbursing the Town of Landis for the EMS pro-rata share for utilities. That a like sum shall be paid each month thereafter.

Third: In the event the Rowan County Board of Commissioners does not appropriate funds for the continuation of this agreement, then the agreement shall be terminated upon receipt of a notice from the County. The agreement may be terminated by either party with written notice to the other party sixty days in advance.

Fourth: The parties agree to indemnify and hold each other harmless against all causes of action arising out of the use and occupancy by the County of the demised premises. The parties agree that the County shall use the demised premises for its emergency ambulance services.

Fifth: This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

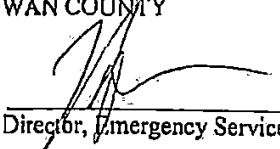
Rowan County Finance Director

6/29/16
Date

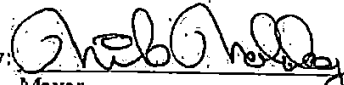
\$1 575.00

IN WITNESS WHEREOF the parties have executed this lease the date and year first above written.

ROWAN COUNTY

By: 
Director, Emergency Services

TOWN OF LANDIS

By: 
Mayor

1154371-
544020
8
575 per mc
then Feb 22

Bevis, Lisa F

From: Cooper, Lennie
Sent: Wednesday, July 21, 2021 10:47 AM
To: Atkins, Derrick; Cress, Allen
Cc: Howden, James M; Bevis, Lisa F; Natoli, Kelly D; Bumgarner, Anna R
Subject: RE: Lease with Landis for Space at 136 N. Central Ave-1,521 Sq ft

Great, thank you
Lennie

From: Atkins, Derrick
Sent: Wednesday, July 21, 2021 10:15 AM
To: Cress, Allen <Allen.Cress@rowancountync.gov>; Cooper, Lennie <Lennie.Cooper@rowancountync.gov>
Cc: Howden, James M <James.Howden@rowancountync.gov>; Bevis, Lisa F <Lisa.Bevis@rowancountync.gov>; Natoli, Kelly D <Kelly.Natoli@rowancountync.gov>; Bumgarner, Anna R <Anna.Bumgarner@rowancountync.gov>
Subject: RE: Lease with Landis for Space at 136 N. Central Ave-1,521 Sq ft

Good morning Lennie-

Our new Director of Purchasing and Contracts, Anna, started today. Kelly and I are meeting with her at 2:00 to cover some items. I will include this item in the discussion as well.

Thanks
Derrick

From: Cress, Allen
Sent: Tuesday, July 13, 2021 8:22 AM
To: Atkins, Derrick <Derrick.Atkins@rowancountync.gov>; Cooper, Lennie <Lennie.Cooper@rowancountync.gov>
Cc: Howden, James M <James.Howden@rowancountync.gov>; Bevis, Lisa F <Lisa.Bevis@rowancountync.gov>; Natoli, Kelly D <Kelly.Natoli@rowancountync.gov>
Subject: RE: Lease with Landis for Space at 136 N. Central Ave-1,521 Sq ft

Derrick,

Lennie and I discussed this, I would like to have something in the new lease that would allow us to renew for 6 month periods for the next five years and/or be able to opt out after 30/60 days notice. We are moving the old Cleveland EMS station with hopes of finding it a new home as soon as possible.

Allen

From: Atkins, Derrick
Sent: Wednesday, June 30, 2021 3:05 PM
To: Cress, Allen <Allen.Cress@rowancountync.gov>; Cooper, Lennie <Lennie.Cooper@rowancountync.gov>
Cc: Howden, James M <James.Howden@rowancountync.gov>; Bevis, Lisa F <Lisa.Bevis@rowancountync.gov>; Natoli, Kelly D <Kelly.Natoli@rowancountync.gov>
Subject: RE: Lease with Landis for Space at 136 N. Central Ave-1,521 Sq ft

Thanks Allen-

Just let us know what you want to do with it.

Thanks
Derrick

From: Cress, Allen
Sent: Wednesday, June 30, 2021 2:55 PM
To: Atkins, Derrick <Derrick.Atkins@rowancountync.gov>; Cooper, Lennie <Lennie.Cooper@rowancountync.gov>
Cc: Howden, James M <James.Howden@rowancountync.gov>; Bevis, Lisa F <Lisa.Bevis@rowancountync.gov>; Natoli, Kelly D <Kelly.Natoli@rowancountync.gov>
Subject: Re: Lease with Landis for Space at 136 N. Central Ave-1,521 Sq ft

Lennie and I do need to discuss this. I would like to have the option to renew for 6 month periods for the next five years and/or be able to opt out after 30/60 days notice.


From: Derrick Atkins <Derrick.Atkins@rowancountync.gov>
Date: Wednesday, June 30, 2021 at 9:36 AM
To: Allen Cress <Allen.Cress@rowancountync.gov>, "Cooper, Lennie" <Lennie.Cooper@rowancountync.gov>
Cc: "Howden, James M" <James.Howden@rowancountync.gov>, "Bevis, Lisa F" <Lisa.Bevis@rowancountync.gov>, Kelly Natoli <Kelly.Natoli@rowancountync.gov>
Subject: Lease with Landis for Space at 136 N. Central Ave-1,521 Sq ft

Hi Allen and Lennie-

I do not want to overstep my bounds or cause any confusion, but I did want to mention something to you to make sure it is on the radar. In reviewing some of our monthly lease payment contracts I noticed that our lease with the Town of Landis for the space at 136 N. Central Ave (1,521 sq ft) will expire February 1, 2022. The contract that I have was originally for Feb 1, 2016 to Feb 1, 2017. This contract had the option to renew for 12 month periods for the next five years. This would end February 1, 2022. (See attached) If we still need this space we need to work on getting an addendum to the contract (or a new contract) to extend it.

If, by chance, there is a newer contract or an addendum that I am not aware of please let me know and send me a copy.

Thanks
Derrick

 **ROWAN
COUNTY**
NORTH CAROLINA
Be an original.

Derrick Atkins | Internal Auditor
Rowan County
130 West Innes Street, Salisbury, NC 28144
704.216.8161
980.565.9774 (cell)