

Greg Edds, Chairman  
Jim Greene, Vice-Chairman  
Mike Caskey  
Judy Klusman  
Craig Pierce



Aaron Church, County Manager  
Carolyn Barger, Clerk to the Board  
John W. Dees, II, County Attorney

## **Rowan County Board of Commissioners**

130 West Innes Street • Salisbury, NC 28144  
Telephone 704-216-8180 • FAX 704-216-8195

### **RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE TO PERKINS CAFETERIAS, LLC FOR FORMER K&W RESTAURANT**

WHEREAS, Rowan County Board of Commissioners (the "County") is authorized pursuant to the provisions of N.C.G.S. 160A-272 to lease County property to Perkins Cafeterias, LLC (the "Lessee") to open and operate a restaurant, which in turn will expand the tax base and employment within Rowan County; and

WHEREAS, the County has determined that the Lease is (1) made for fair market value under the circumstances, the same being: (i) five thousand and no/100 dollars (\$5,000.00) plus two hundred fifty and no/100 dollars (\$250.00) Common Area Maintenance (CAM) per month, (ii) an initial term of five (5) years with annual increases of 2.5% for rent and Cam amounts to be paid by Lessee to County, and (iii) possible options to extend for an additional four (4) years at then prevailing market rate at the time of the exercise of the option to extend, and (2) is in the best interest of the County to promote new development at West End Plaza.

NOW, THEREFORE, BE IT RESOLVED that the County hereby approves entering a Lease Agreement with Lessee consistent with the terms above for the purposes stated herein for that certain area shown on the attached Exhibit A incorporated herein.

BE IT FURTHER RESOLVED by the County that the Chairman or County Manager are hereby authorized to execute, on behalf of the County, any and all documents necessary for the Lease Agreement consistent with this Resolution, and the Clerk is hereby authorized to attest to any document signed in the County's name.

{Signature Page Follows}



This Resolution Authorizing the Lease to Perkins is adopted this the 7<sup>th</sup> day of December, 2020.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
ROWAN COUNTY

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Carolyn Barger, Clerk

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Its: Manager/Chairman

Approved as to Form:

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John W. Dees, II, County Attorney