

RESOLUTION NO. 901

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, APPROVING
A LEASE EXTENSION WITH L AND J REYNOLDS, LLC, DBA ANTHEM COFFEE**

WHEREAS, the City owns two commercial retail spaces in the Civic Building, and has listed them with a commercial real estate broker; and

WHEREAS, for leases of the U.P. Civic Building retail spaces, the City is seeking commercial retail businesses which generate sales tax. The City places a priority on commercial retail businesses operated by experienced individuals with a record of success at other locations. The City is interested in uses, like food and beverage-based businesses or specialty retail, which generate consumer activity and contribute to overall pedestrian experience; and

WHEREAS, in July 2017, pursuant to Resolution No. 840, the City entered into a Retail Lease with L and J Reynolds, LLC, dba Anthem Coffee ("Anthem Coffee") for Retail Unit A (also styled as Unit #101) of the Civic Building; and

WHEREAS, it is in the best interests of the residents of the City of University Place to amend the Lease with Anthem Coffee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:

Section 1. Legislative Determination of Consideration. The Council of the City of University Place has considered the proposed Addendum/Amendment to CBA Leases with Anthem Coffee, and hereby makes a legislative determination that the Amendment terms are sufficient and appropriate consideration for the lease of Civic Building Retail Unit A (Unit #101) by Anthem Coffee.

Section 2. Approval of Form of Documents. The City Council hereby approves execution of the Addendum/Amendment to CBA Leases with Anthem Coffee, in substantially the form of the documents attached to this Resolution.

Section 3. Completion of Transaction. The City Manager is authorized to take and execute any additional measures or documents that may be necessary to complete this transaction, which are consistent with the approved form of documents attached to this Resolution, and this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption by the City Council.

ADOPTED BY THE CITY COUNCIL ON NOVEMBER 4, 2019.




Kent Keel, Mayor

ATTEST:



Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:



Matthew S. Kaser, City Attorney



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Form: LA
 Lease Addendum
 Rev 5/2007
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**ADDENDUM/AMENDMENT TO
 CBA LEASES**

CBA Text Disclaimer: Text deleted by licensee indicated by strike.

The following is part of the Commercial Lease Agreement dated July 21, 2017,

Between City of University Place ("Landlord")

And Land J Reynolds, LLC DBA; Anthem Coffee ("Tenant")

regarding the lease of the Property known as: 3609 Market Place

IT IS AGREED BETWEEN THE LANDLORD AND TENANT AS FOLLOWS: Tenant and Landlord shall exercise a new lease term commencing December 1, 2019 and terminating August 1, 2027.

Beginning December 1, 2019; base monthly rent shall be \$2,747.00 per month through November 30, 2021. Beginning December 1, 2021, base rent shall be \$3,662.00 per month through December 31, 2022. Beginning January 1, 2023 base rent shall be increased to \$4,120.50 per month through December 1, 2027. All other terms and conditions previously executed on the lease, other than the aforementioned, shall remain in full effect.

AGENT (COMPANY): _____ By: _____

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

INITIALS:

Landlord/Lessor: _____ Date _____ Tenant/Lessee: _____ Date _____

Landlord/Lessor: _____ Date _____ Tenant/Lessee: _____ Date _____