

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: AUGUST 10, 2015 AGENDA ITEM NUMBER: 16

**SUBJECT: RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN FORSYTH COUNTY AND THE STATE OF NORTH CAROLINA, ON BEHALF OF ITS DEPARTMENT OF PUBLIC SAFETY, PROBATION AND PAROLE, FOR LEASE OF OFFICE SPACE IN FOUR LOCATIONS IN FORSYTH COUNTY, N.C. PURSUANT TO THE PROVISIONS OF N.C.G.S. 160A-274**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

### SUMMARY OF INFORMATION:

See attached

ATTACHMENTS:  YES  NO

SIGNATURE: *J. Dudley Watts Jr. /cdh* DATE: August 5, 2015  
COUNTY MANAGER

**RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT  
BETWEEN FORSYTH COUNTY AND THE STATE OF NORTH CAROLINA,  
ON BEHALF OF ITS DEPARTMENT OF PUBLIC SAFETY,  
PROBATION AND PAROLE, FOR LEASE OF OFFICE SPACE  
IN FOUR LOCATIONS IN FORSYTH COUNTY, N.C.  
PURSUANT TO THE PROVISIONS OF N.C.G.S. 160A-274**

**WHEREAS**, the State of North Carolina, on behalf of its Department of Public Safety, Probation and Parole, desires to lease approximately 12,521 net square feet of office space located at 8 W. Third Street, Winston-Salem, North Carolina; approximately 665 net square feet of office space located at 200 S. Main Street, Winston-Salem, North Carolina; approximately 8,696 net square feet of office space located at 120 W. 3<sup>rd</sup> Street, Winston-Salem, North Carolina and approximately 48 net square feet of office space located at 134 E. Mountain Street, Kernersville, North Carolina for a three year term at an annual rent of \$1.00 per location for the purpose of providing public safety services to the citizens of the State of North Carolina; and

**WHEREAS**, the County staff reports that the County does not have a need for the properties for County purposes during the term of the proposed lease and recommends that the Forsyth County Board of Commissioners authorize execution of the lease; and

**WHEREAS**, N.C.G.S. 160A-274 authorizes any governmental unit to lease to any other governmental unit any interest in real property upon such terms and conditions as it deems wise, with or without consideration upon action by the governing body of the governing unit;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby determines that the above-described properties which are the subject of the proposed Lease Agreement between Forsyth County and the State of North Carolina, on behalf of its Department of Public Safety, Probation and Parole, will not be needed by the County for County purposes during the term of the proposed three year lease.

**BE IT FURTHER RESOLVED** that Forsyth County is hereby authorized to lease the above-described real properties to the State of North Carolina, on behalf of its Department of Public Safety, Probation and Parole, at the consideration provided herein pursuant to the provisions of N.C.G.S. 160A-274.

**BE IT FURTHER RESOLVED** that the Chairman or County Manager and the Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a Lease Agreement of the above-described properties with the State of North Carolina, on behalf of its Department of Public Safety, Probation and Parole, for a three year term, beginning July 1, 2015, at an annual rent of \$1.00 per location, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

Adopted this the 10<sup>th</sup> day of August 2015.



**North Carolina Department of Public Safety**

*Purchasing and Logistics*

Pat McCrory, Governor  
Frank L. Perry, Secretary

William Crews, Commissioner  
Joanne B. Rowland, Director

**RECEIVED**

**JUN 19 2015**

**COUNTY MANAGER'S/  
COMMISSIONERS' OFFICE**

June 17, 2015

Mr. J. Dudley Watts / Kirby Robinson  
Forsyth County Manager / Property Manager  
201 N. Chestnut Street  
Winston Salem, NC 27101

**RE: No Cost Lease for County Provided Space in Winston Salem, Forsyth County, NC (Attached Lease)**

Dear Gentlemen:

Hope you are doing well. Hard to believe that three years have come and gone and the current lease as referenced above terminated over a year ago. Please review the attached updated lease document and feel free to call me to discuss any concerns you may have. Upon your review and approval, please sign both originals of enclosed lease, have notarized and return to me at the address listed above. Said lease will be executed by the State Property Office and one original will be returned to you for your records. Please leave the date on the first page blank as this will be completed by the State Property Office upon execution.

Should you have any questions or concerns, please feel free to contact me at (919) 324-6467. Thank you in advance for your assistance in this matter.

Sincerely,

Ronald R. Moore,  
Real Property Manager

**MAILING ADDRESS:**  
3030 Hammond Business Place  
4227 Mail Service Center  
Raleigh, NC 27699-4227  
[www.ncdps.gov](http://www.ncdps.gov)



[www.ncdps.gov](http://www.ncdps.gov)  
An Equal Opportunity Employer

**OFFICE LOCATION:**  
3030 Hammond Business Place  
Raleigh, NC 27603-3666  
Telephone (919) 743-8141  
Fax (919)-715-3731

**THIS LEASE DOES NOT BECOME EFFECTIVE UNTIL EXECUTED  
BY THE NORTH CAROLINA DEPARTMENT OF PUBLIC SAFETY**

STATE OF NORTH CAROLINA

**LEASE AGREEMENT**

THIS LEASE AGREEMENT, made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between COUNTY of FORSYTH hereinafter designated as Lessor, and the STATE OF NORTH CAROLINA, hereinafter designated as Lessee;

**WITNESSETH:**

WHEREAS, authority to approve and execute this lease agreement was delegated to the Department of Administration by resolution adopted by the Governor and Council of State on the 1<sup>st</sup> day of September, 1981; and

WHEREAS, the Department of Administration has delegated to this State agency the authority to execute this lease agreement by a memorandum dated the 17<sup>th</sup> day of April, 1985; and

NOW THEREFORE, in consideration of the rental hereinafter agreed to be paid and the terms and conditions hereinafter set forth, Lessor does hereby let and lease unto Lessee and Lessee hereby takes and leases from Lessor for and during the period of time and subject to the terms and conditions hereinafter set out certain space in the City of Winston Salem, County of Forsyth, North Carolina, more particularly described as follows:

Being +/- 12,521 net square feet of office space located at 8 W. Third Street, Winston Salem, Forsyth County, North Carolina.

Being +/- 665 net square feet of office space located at 200 S. Main Street, Winston Salem, Forsyth County, North Carolina.

Being +/- 8,696 net square feet of office space located at 120 W. 3<sup>rd</sup>. Street, Winston Salem, Forsyth County, North Carolina.

Being +/- 48 net square feet of office space located at 134 E. Mountain Street, Kernersville, Forsyth County, North Carolina.

**(DEPARTMENT OF PUBLIC SAFETY) (PROBATION & PAROLE)**

THE TERMS AND CONDITIONS OF THIS LEASE AGREEMENT ARE AS FOLLOWS:

1. The term of this lease shall be for a period of three (3) Years commencing on the 1<sup>st</sup>. day of July, 2015 or as soon thereafter as the leased premises are ceded to the Lessee and terminating on the 30<sup>th</sup>. day of June 2018.

2. The Lessee shall pay to the Lessor as rental for said premises the sum of **\$1.00** Dollars per term to be payable within fifteen (15) days from receipt of invoice in triplicate.

The Lessee agrees to pay the aforesaid rental to Lessor at the address specified, or, to such other address as the Lessor may designate by a notice in writing at least fifteen (15) days prior to the due date.

3. Lessor agrees to furnish to the Lessee, as a part of the consideration for this lease, the following services and utilities to the satisfaction of the Lessee.

- A Heating facilities, air conditioning facilities, adequate electrical facilities, adequate lighting fixtures and sockets, hot and cold water facilities, and adequate toilet facilities.
- B. Janitorial services and supplies including maintenance of lawns, parking areas, common areas and disposal of trash.
- C. All utilities except telephone.
- D. Parking as available.
- E. The lessor covenants that the leased premises are generally accessible to persons with disabilities. This shall include access into the premises from the parking areas (where applicable), into the premises via any common areas of the building and access to an accessible restroom.

4. During the lease term, the Lessor shall keep the leased premises in good repair and tenantable condition, to the end that all facilities are kept in an operative condition. Maintenance shall include, but is not limited to furnishing and replacing electrical light fixture ballasts, air conditioning and ventilating equipment filter pads, if applicable, and broken glass. In case Lessor shall, after notice in writing from the Lessee in regard to a specified condition, fail, refuse, or neglect to correct said condition, or in the event of an emergency constituting a hazard to the health or safety of the Lessee's employees, property, or invitees, it shall then be lawful for the Lessee in addition to any other remedy the Lessee may have, to make such repair at its own cost and to invoice the amount thereof to the Lessor for reimbursement. The Lessor reserves the right to enter and inspect the leased premises, at reasonable times, and to make necessary repairs to the premises.

5. It is understood and agreed that Lessor shall, at the beginning of said lease term as hereinabove set forth, have the leased premises in a condition satisfactory to Lessee, including repairs, painting, partitioning, remodeling, plumbing and electrical wiring suitable for the purposes for which the leased premises will be used by Lessee.

6. The Lessee shall have the right during the existence of this lease, with the Lessor's prior consent, to make alterations, attach fixtures and equipment, and erect additions, structures or signs in or upon the leased premises. Such fixtures, additions, structures or signs so placed in or upon or attached to the leased premises under this lease or any prior lease of which this lease is an extension or renewal shall be and remain the property of the Lessee and may be removed therefrom by the Lessee prior to the termination of this lease or any renewal or extension thereof, or within a reasonable time thereafter. The Lessee shall have no duty to remove any improvement or fixture placed by it on the premises or to restore any portion of the premises altered by it. In the event Lessee elects to remove his improvements or fixtures and such removal causes damage or

injury to the demised premises, Lessee will repair only to the extent of any such damage or injury.

7. If the said premises is destroyed by fire or other casualty without fault of the Lessee, and or partial destruction or damage by fire or other casualty without fault of the Lessee, so as to render the premises untenable in whole or in part, and during such period of repair the Lessee (with concurrence of the County) shall have the right to obtain similar office space by lease at the expense of Lessee with reimbursement from the County.

8. Lessor shall be liable to Lessee for any loss or damages suffered by Lessee which are a direct result of the failure of Lessor to perform an act required by this lease, and provided that Lessor could reasonably have complied with said requirement.

9. Upon termination of this lease, the Lessee will peaceably surrender the leased premises in as good order and condition as when received, reasonable use and wear and damage by fire, war, riots, insurrection, public calamity, by the elements, by act of God, or by circumstances over which Lessee had no control or for which Lessor is responsible pursuant to this lease, excepted.

10. The Lessor agrees that the Lessee, upon keeping and performing the covenants and agreements herein contained, shall at all times during the existence of this lease peaceably and quietly have, hold, and enjoy the leased premises free from the adverse claims of any person.

11. The failure of either party to insist in any instance upon strict performance of any of the terms and conditions herein set forth shall not be construed as a waiver of the same in any other instance. No modification of any provision hereof and no cancellation or surrender thereof shall be valid unless in writing and signed and agreed to by both parties.

12. Any hold over after the expiration of the said term or any extension thereof, shall be construed to be a tenancy from month to month, and shall otherwise be on the terms and conditions herein specified, so far as applicable; however, either party shall give not less than sixty (60) days written notice to terminate the tenancy.

13. The parties to this lease agree and understand that the continuation of this lease agreement for the term period set forth herein, or any extension or renewal thereof, is dependent upon and subject to the appropriation, allocation or availability of funds for this purpose to the agency of the Lessee responsible for payment of said rental. The parties to this lease also agree that in the event the agency of the Lessee or that body responsible for the appropriations of said funds, in its sole discretion, determines, in view of its total local office operations that available funding for the payment of rents are insufficient to continue the operation of its local offices on the premise leased herein, it may choose to terminate the lease agreement set forth herein by giving Lessor written notice of said termination, and the lease agreement shall terminate immediately without any further liability to Lessee.

14. All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States mail, certified and postage prepaid and addressed as follows: To the Lessor at 201 N. Chestnut Street, Winston Salem, North Carolina 27101 and the Lessee at 4227 Mail Service Center, Raleigh, North Carolina 27699-4227. Nothing herein contained shall preclude the giving of such notice by personal

service. The address to which notices shall be mailed as aforesaid to either party may be changed by written notice.

“N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.”

**[Remainder of page intentionally left blank; signatures on following pages]**

IN TESTIMONY WHEREOF, this lease has been executed by the parties hereto, in duplicate originals, as of the date first above written.

STATE OF NORTH CAROLINA

By: \_\_\_\_\_ (SEAL)  
Joanne Rowland,  
Director of Purchasing and Logistics

LESSOR:

\_\_\_\_\_ (SEAL)  
The County of Forsyth  
J. Dudley Watts, Jr., County Manager

ATTEST:

\_\_\_\_\_  
Secretary  
(CORPORATE SEAL)



STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that **J. Dudley Watts, Jr.**, personally came before me this day and acknowledged that he is the **County Manager**, and that by authority and given as an act of and acknowledged the due execution of the foregoing instrument in its name.

WITNESS my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_