

STATE OF GEORGIA
COUNTY OF CLAYTON

RESOLUTION NO. 2009 - 105

A RESOLUTION AUTHORIZING CLAYTON COUNTY TO TERMINATE A MONTH-TO-MONTH TENANCY WITH GLAZE & GLAZE PROPERTIES AND ENTER INTO A LEASE AGREEMENT WITH METRO SOUTH ASSOCIATION OF REALTORS EDUCATION FOUNDATION, INC. PROVIDING FOR THE LEASE OF PROPERTY WHICH THE COUNTY WILL UTILIZE AS OFFICE SPACE FOR USE BY THE CLAYTON COUNTY HOUSING AND COMMUNITY DEVELOPMENT PROGRAM OFFICE; TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE LEASE AGREEMENT, AND OTHERWISE PERFORM ALL ACTS NECESSARY TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO AUTHORIZE THE FINANCE DIRECTOR TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT THE APPROPRIATIONS AND EXPENSES RELATING THERETO; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, in Resolution No. 1997-124, the County approved entering into a commercial lease with Glaze & Glaze Properties for that certain property located at 148 Courthouse Street, Jonesboro, Georgia (the "Glaze Lease") to accommodate certain essential governmental functions, which lease terminated on November 30, 2002 and has since been on a month-to-month tenancy; and

WHEREAS, the County wishes to terminate the Glaze Lease, effective 30 days from the date the County provides notice of its intent to terminate, and lease from Metro South Association of Realtors Education Foundation, Inc. ("Landlord") certain property, located at 1671 Adamson Parkway, Suites 101, 102, 103 and 104, Morrow, Georgia (the "New Lease"), which the County will utilize as Tenant's office space after it has been renovated as required by the Clayton County Housing and Community Development Program Office ("Tenant") pursuant to all current applicable building and safety codes, and with the proposed property for lease being well suited for the intended purpose; and

WHEREAS, the initial term of the New Lease will be three (3) years, with two automatic one-year renewals, where monthly rental payments will be \$4,818.33 for Year 1; \$4,955.38 for Year 2; \$5,096.54 for Year 3; \$5,241.94 for Year 4; and \$5,391.70 for Year 5, with the County also being solely responsible for paying the

monthly water, sewage, natural gas and electricity bills and fifty percent (50%) of prorated costs for garbage collection and common area maintenance; and

WHEREAS, rental payments will be paid with funds derived from the Clayton County Community Development Block Grant and Neighborhood Stabilization Programs; and

WHEREAS, the Board of Commissioners deems it in the best interest of Clayton County, and that the County will best be served by entering into a lease agreement with Landlord for the stated purpose.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF CLAYTON COUNTY, GEORGIA, AND IT IS HEREBY
RESOLVED**

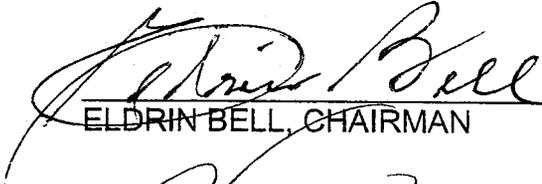
Section 1. The Board of Commissioners hereby authorizes Clayton County to terminate, effective 30 days from the date the County provides notice of its intent to terminate, that certain lease by and between Glaze & Glaze Properties and the Board of Commissioners of Clayton County dated December 1, 1997, and enter into a lease agreement with Metro South Association of Realtors Education Foundation, Inc. providing for the lease of property which the County will utilize as office space for use by the Clayton County Housing and Community Development Program Office after it has been renovated as required by the Housing and Community Development Program Office pursuant to all current applicable building and safety codes. The Board of Commissioners hereby authorizes the Chairman to execute the lease agreement, and otherwise perform all acts necessary to accomplish the intent of this Resolution. Further, the Board of Commissioners authorizes the Finance Director to amend the budget where necessary to reflect the appropriations and expenses relating thereto. The lease agreement shall be in substantially the form attached hereto, subject to such minor changes, insertions or deletions as the Board of Commissioners may approve.

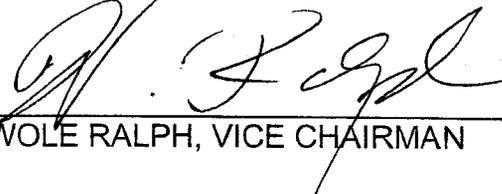
Section 2. This Resolution shall be effective on the date of its approval by the Board of Commissioners.

{Signature page follows}

SO RESOLVED, this the _____ of July, 2009.

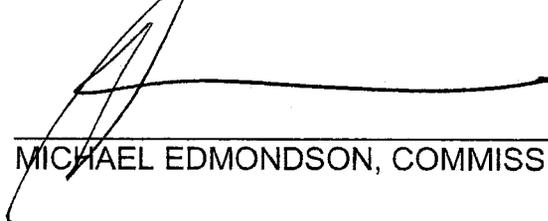
CLAYTON COUNTY BOARD OF COMMISSIONERS


ELDRIN BELL, CHAIRMAN


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SHELBY D. HAYWOOD, CLERK