

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2021-313**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN  
8 LEASE AGREEMENT (THE "LEASE") BETWEEN THE CITY  
9 OF JACKSONVILLE AND NATIONAL MEDICAL SERVICES,  
10 INC., D/B/A NMS LABS, FOR LEASE OF THE SECOND  
11 FLOOR OF THE DISTRICT IV MEDICAL EXAMINER'S  
12 OFFICE BUILDING LOCATED AT 2100 JEFFERSON  
13 STREET, JACKSONVILLE, FLORIDA 32209, FOR AN  
14 INITIAL TERM OF FIVE (5) YEARS BEGINNING  
15 OCTOBER 1, 2020, WITH OPTIONS TO RENEW FOR UP  
16 TO FIVE (5) ADDITIONAL ONE (1) YEAR TERMS, AT  
17 AN INITIAL ANNUAL RENTAL RATE OF \$98,880.00,  
18 WITH 3% ANNUAL INCREASES THEREAFTER; PROVIDING  
19 FOR OVERSIGHT OF LEASE APPROVAL AND EXECUTION  
20 BY THE REAL ESTATE DIVISION, PUBLIC WORKS  
21 DEPARTMENT, AND THEREAFTER BY THE DISTRICT IV  
22 MEDICAL EXAMINER'S OFFICE; PROVIDING AN  
23 EFFECTIVE DATE.  
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25 **BE IT ORDAINED** by the Council of the City of Jacksonville:

26 **Section 1. Lease Agreement Approved and Execution**  
27 **Authorized.** There is hereby approved, and the Mayor, or his  
28 designee, and the Corporation Secretary are hereby authorized to  
29 execute and deliver that certain Lease Agreement between the City  
30 of Jacksonville ("Landlord") and National Medical Services, Inc.,  
31 d/b/a NMS Labs, ("Tenant"), in substantially the form placed **On**

1 **File** with the Office of Legislative Services. The Lease provides  
2 for the lease from Landlord to Tenant of approximately 4,309 square  
3 feet of space on the second floor of the District IV Medical  
4 Examiner's Office ("MEO") building located at 2100 Jefferson  
5 Street, Jacksonville, Florida 32209. The tenant currently uses and  
6 occupies the leased premises for the provision of toxicology  
7 services to the MEO to meet accreditation requirements. The  
8 initial term of the Lease will be five (5) years beginning on  
9 October 1, 2020, with options to renew for up to five (5)  
10 additional one (1) year terms. The initial annual rental rate is  
11 \$98,880.00, with three percent (3%) increases annually thereafter.  
12 The value of the toxicology services provided by the Tenant to the  
13 MEO will be used to offset the Tenant's annual rent in accordance  
14 with the Services Agreement between the MEO and the Tenant dated  
15 October 1, 2020.

16 **Section 2. Oversight Department.** The Real Estate  
17 Division of the Department of Public Works shall provide initial  
18 oversight of the Lease through the legislative approval process and  
19 execution. The District IV Medical Examiner's Office shall  
20 thereafter provide administrative oversight of the Lease.

21 **Section 3. Effective Date.** This Ordinance shall become  
22 effective upon signature by the Mayor or upon becoming effective  
23 without the Mayor's signature.

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25 Form Approved:

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27           /s/ Mary E. Staffopoulos          

28 Office of General Counsel

29 Legislation prepared by: Mary E. Staffopoulos

