Introduced by the Council President at the request of the Mayor:

ORDINANCE 2024-103

AN ORDINANCE APPROVING, AND AUTHORIZING THE 5 6 MAYOR, OR HER DESIGNEE, AND CORPORATION 7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN 8 AMENDMENT ONE TO LEASE AGREEMENT BETWEEN THE 9 CITY OF JACKSONVILLE ("LANDLORD") AND THE BOEING COMPANY ("TENANT") FOR EXTENSION OF THE TERM OF 10 11 THE LEASE FOR BUILDING 68 AT CECIL COMMERCE CENTER, CONSISTING OF 60,000 SQUARE FEET OF 12 13 SPACE, LOCATED AT 6222-1 POW-MIA MEMORIAL PARKWAY, JACKSONVILLE, FLORIDA 32221, FOR A TERM 14 15 OF THREE (3) YEARS, WITH OPTIONS TO RENEW FOR TWO (2) ADDITIONAL ONE (1) YEAR TERMS, AT A 16 17 MONTHLY RENTAL RATE OF \$15,579.69 WITH THREE PERCENT (3%) ANNUAL RENT INCREASES AND A CAM 18 CHARGE OF \$200.00 PER MONTH; AUTHORIZING SUCH 19 20 OTHER DOCUMENTS AND TECHNICAL CHANGES AS MAY BE REQUIRED, PROVIDED THAT THE CITY'S COSTS ARE NOT 21 22 INCREASED; PROVIDING FOR OVERSIGHT BY THE OFFICE 23 OF ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE 24 DATE.

WHEREAS, the City of Jacksonville and The Boeing Company previously entered into that certain Lease Agreement dated June 29, 28 2009, as authorized by Ordinance 2009-435-E, (the "Current Lease") 29 for the lease of Building 68 located at 6222-1 POW-MIA Memorial Parkway 30 (the "Leased Premises") at Cecil Commerce Center; and

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WHEREAS, the Current Lease is scheduled to expire on June 28,

2024 and the parties now wish to enter into an amendment to the
 Current Lease to extend the term; now therefore

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BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Amendment One to Lease Agreement Approved and 4 5 Execution Authorized. There is hereby approved, and the Mayor, or her designee, and Corporation Secretary are hereby authorized to 6 7 execute and deliver, that certain Amendment One to Lease Agreement between the City of Jacksonville ("Landlord") and The Boeing Company 8 9 ("Tenant"), in substantially the same form as has been placed On File 10 with the Office of Legislative Services and incorporated herein by 11 this reference (the "Amendment"). The Amendment is to extend the Current Lease for Building 68 at Cecil Commerce Center, containing 12 approximately 60,000 square feet of space and located at 6222-1 POW-13 14 MIA Memorial Parkway, Jacksonville, Florida 32221 (the "Leased 15 Premises"), for a term of three (3) years, with two (2) options to 16 renew for additional one-year terms, with a monthly rental rate of 17 \$15,579.69 subject to annual three percent (3%) increases, and a monthly Common Area Maintenance charge of \$200.00. Tenant's current 18 19 operation at the Leased Premises handles the repair, storage, 20 maintenance, warehouse and manufacturing of aircraft and aircraft 21 parts and related business.

22 Section 2. Further Authorizations. The Mayor, or her 23 designee, the Corporation Secretary, are hereby authorized to execute all other contracts and documents and otherwise take all necessary 24 25 action in connection with the Amendment, and to negotiate and execute all necessary changes to the Amendment and other contracts and 26 documents, to effectuate the purposes of this Ordinance, without 27 further Council action, as may be acceptable to the Mayor, or her 28 designee, with such inclusion and acceptance being evidenced by the 29 execution by the Mayor, or her designee; provided however, no 30 31 amendment, extension, or modification to the Amendment may increase

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the financial obligations or liability of Landlord or decrease the 1 2 duties and obligations of Tenant, and any such modification shall be 3 limited to technical changes and shall be subject to appropriate legal review and approval by the Office of General Counsel. For the 4 5 purposes of this Ordinance, the term "technical changes" is defined as those changes having no financial impact to the Landlord and any 6 7 other non-substantive changes that do not substantively increase the duties and responsibilities of the Landlord under the provisions of 8 9 the Amendment.

Section 3. Oversight. The Office of Economic
Development shall oversee and administer the Current Lease as amended
by the Amendment and the project described herein.

13 Section 4. Effective Date. This Ordinance shall become 14 effective upon signature by the Mayor or upon becoming effective 15 without the Mayor's signature.

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17 Form Approved:

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19 /s/ Joelle J. Dillard

20 Office of General Counsel

21 Legislation prepared by Joelle J. Dillard

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