

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2022-836-E**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 AMENDED AND RESTATED LEASE AGREEMENT BETWEEN THE
9 CITY OF JACKSONVILLE ("LANDLORD") AND NORTHROP
10 GRUMMAN SYSTEMS CORPORATION ("TENANT") FOR
11 BUILDING 332 AT CECIL COMMERCE CENTER,
12 CONTAINING APPROXIMATELY 5,476 SQUARE FEET AND
13 LOCATED AT 13618 LAKE FRETWELL STREET,
14 JACKSONVILLE, FLORIDA 32210, FOR A TERM OF
15 THIRTY-EIGHT MONTHS, WITH TWO OPTIONS TO RENEW
16 FOR ONE (1) ADDITIONAL YEAR TERM AT AN ANNUAL
17 BASE RENTAL RATE OF \$4,841.70 WITH 3% ANNUAL
18 INCREASES BEGINNING ON MARCH 1, 2024 AND WITH A
19 COMMON AREA MAINTENANCE FEE OF \$200.00 PER
20 MONTH; PROVIDING FOR OVERSIGHT BY THE OFFICE OF
21 ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE
22 DATE.

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24 **WHEREAS**, the City and Northrop Grumman Systems Corporation
25 ("Tenant") previously entered into that certain Lease Agreement dated
26 December 28, 2020, as amended by that certain First Amendment to
27 Lease dated December 31, 2021, each as authorized by Section 122.428,
28 Ordinance Code, pursuant to which the Tenant has leased certain City-
29 owned property known generally as Building 332 and located at 13618
30 Lake Fretwell Street, Jacksonville, Florida 32210 (the "Leased
31 Premises"); and

