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

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ORDINANCE 2022-836

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

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

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WHEREAS, Tenant has requested to continue to lease the Leased Premises for an additional thirty-eight (38) months as further detailed in the Amended and Restated Lease Agreement placed On File with the Legislative Services Division;

WHEREAS, the Council finds that continuing to lease the Leased Premises to Tenant is in the interest of the City and approves of and adopts the matters set forth in this Ordinance; now therefore

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

Section 1. Amended and restated lease agreement approved and execution authorized. There is hereby approved, and the Mayor, or his designee, and Corporation Secretary are hereby authorized to execute and deliver, that certain Amended and Restated Lease Agreement between the City and Tenant, in substantially the same form as has been placed On File with the Office of Legislative Services. lease is for Building 332 at Cecil Commerce Center, containing 5,476 square feet and located at 13618 Lake Fretwell Street, Jacksonville, Florida 32210 for a term of thirty-eight (38) months, with two (2) options to renew for one (1) additional one-year term, with an annual rental rate of \$4,841.70 with 3% annual increases commencing March 1, 2024 and a monthly Common Area Maintenance charge of \$200.00.

Section 2. Oversight. The Office of Economic Development shall oversee the lease described herein.

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

Form Approved:

/s/ Joelle Dillard

Office of General Counsel

Legislation prepared by Joelle J. Dillard

1	GC-#1532612-v2-Legislation_2022Northrop_Grumman_Amended_and_Restated_Lease.doc