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

ORDINANCE 2022-836-E

AN ORDINANCE APPROVING, AND AUTHORIZING THE 5 HIS DESIGNEE, AND CORPORATION 6 MAYOR, OR 7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN 8 AMENDED AND RESTATED LEASE AGREEMENT BETWEEN THE CITY OF JACKSONVILLE ("LANDLORD") AND NORTHROP 9 GRUMMAN SYSTEMS CORPORATION ("TENANT") 10 FOR 11 BUILDING 332 AT CECIL COMMERCE CENTER, CONTAINING APPROXIMATELY 5,476 SQUARE FEET AND 12 13 LOCATED AT 13618 LAKE FRETWELL STREET, JACKSONVILLE, FLORIDA 32210, FOR A TERM OF 14 15 THIRTY-EIGHT MONTHS, WITH TWO OPTIONS TO RENEW FOR ONE (1) ADDITIONAL YEAR TERM AT AN ANNUAL 16 17 BASE RENTAL RATE OF \$4,841.70 WITH 3% ANNUAL INCREASES BEGINNING ON MARCH 1, 2024 AND WITH A 18 COMMON AREA MAINTENANCE FEE OF \$200.00 PER 19 MONTH; PROVIDING FOR OVERSIGHT BY THE OFFICE OF 20 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 Premises"); and 31

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;

5 WHEREAS, the Council finds that continuing to lease the Leased 6 Premises to Tenant is in the interest of the City and approves of and 7 adopts the matters set forth in this Ordinance; now therefore

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

9 Section 1. Amended and restated lease agreement approved 10 and execution authorized. There is hereby approved, and the Mayor, 11 or his designee, and Corporation Secretary are hereby authorized to 12 execute and deliver, that certain Amended and Restated Lease Agreement between the City and Tenant, in substantially the same form as has 13 14 been placed **On File** with the Office of Legislative Services. Said lease is for Building 332 at Cecil Commerce Center, containing 5,476 15 square feet and located at 13618 Lake Fretwell Street, Jacksonville, 16 17 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 18 19 rental rate of \$4,841.70 with 3% annual increases commencing March 1, 2024 and a monthly Common Area Maintenance charge of \$200.00. 20

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

23 Section 3. Effective Date. This Ordinance shall become 24 effective upon signature by the Mayor or upon becoming effective 25 without the Mayor's signature.

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27 Form Approved:

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29 /s/ Joelle Dillard

30 Office of General Counsel

31 Legislation prepared by Joelle J. Dillard

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