

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

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.
24

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.,

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

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

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

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26 Form Approved:

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28 _____
29 /s/ Mary E. Staffopoulos

Office of General Counsel

1 Legislation prepared by: Mary E. Staffopoulos

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