

BOARD OF COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION APPROVING LEASE EXTENSION AGREEMENT FOR SARPY COUNTY ON BEHALF OF
NEBRASKA STATE PROBATION OFFICE AND AUTHORIZING CHAIRMAN TO SIGN THE SAME

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, an agreement was approved on February 2, 2010 by the Sarpy County Board for a lease for the Probation Office with Vortec Ventures LLC, see Resolution 2010-035; and,

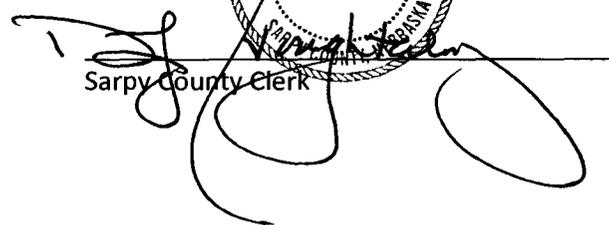
WHEREAS, Vortec Ventures LLC desires to utilize Option #1 of the current lease located at Star Park Plaza, 7511 South 36th Street, Suites 8, 9 and 10, Bellevue, Nebraska; and,

WHEREAS, the agreement is extended for a one (1) year term commencing on March 1, 2014 through February 28, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS that the Lease Extension Agreement with Vortec Ventures, LLC, a copy of which is attached hereto, is hereby approved, and the Chair and the Clerk are authorized to sign the same.

The above resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 7th day of January, 2014.


Sarpy County Board Chairman

ATTEST:

Sarpy County Clerk



LEASE EXTENSION AGREEMENT

~~December, 2013~~ This Lease Extension Agreement, made and entered into this 7th day of January, 2014, by and between Vortec Ventures, LLC, hereinafter referred to as "Landlord", and Sarpy County on behalf of Nebraska State Probation Office, hereinafter referred to as "Tenant".

WITNESSETH:

WHEREAS, a certain Lease was executed between Vortec Ventures, LLC, as Landlord, and Sarpy County on behalf of Nebraska State Probation Office, as Tenant, on January 30, 2010, for a certain demised premises located at 7511 South 36th Street, Suites 3, 4, 5, Bellevue, NE 68147, and;

WHEREAS, said Lease will expire on February 28, 2014, unless extended according to the provisions for such extension as set forth in the Lease Agreement, and;

WHEREAS, Landlord and Tenant hereby agree to extend said Lease as hereinafter set forth:

NOW THEREFORE, it is mutually agreed as follows, to-wit:

1. The term of this Lease shall be extended through February 28, 2015.

Fixed Base Minimum Guaranteed Rent during such extension period shall be:
March 1, 2014 through February 28, 2015.
\$36,540.00 annually / \$3,045.00 monthly

2. Except as amended by the foregoing, said Lease and all the terms, covenants and conditions thereof remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Extension Agreement the day and year first above written.

WITNESS AS TO LANDLORD:

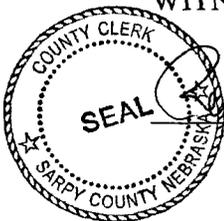
LANDLORD: Vortec Ventures, LLC

By: *Michael A. Koelz*

WITNESS AS TO TENANT:

TENANT: Sarpy County on behalf of
Nebraska State Probation Office

By: *J. [Signature]*



Shirley Lenzman
Chief Deputy Clerk

Sarpy County Purchasing Department

SARPY COUNTY COURTHOUSE
1210 GOLDEN GATE DRIVE
PAPILLION, NE 68046



Brian Hanson, Purchasing Agent
(402) 593-2349
Debby Peoples, Asst. Purchasing Agent
(402) 593-4164
Beth Garber, Senior Buyer/Contract Administrator
(402) 593-4476
Lois Spethman, Supply Clerk/Purchaser
(402) 593-2102

Memo

To: Sarpy County Board of Commissioners

From: Beth Garber

Re: Lease Extension Agreement – Probation Office

The County has held a lease agreement with Vortec Ventures, LLC on behalf of the State Probation Office since 2007. The location of the leased space is in Star Park Plaza located at 7511 S. 36th Street in Bellevue for 4,500 square feet. The rental rate will increase 1.5%, \$45 per month, for a total annual rent of \$36,540. This rate is \$12.15 per square foot including all utilities, the lowest square footage rate in any County held lease.

The attached Lease Extension Agreement is recommended for approval. Should you have any questions, please contact me at bgarber@sarpy.com.

December 31, 2013


Beth Garber

Cc: Deb Houghtaling
Mark Wayne
Scott Bovick
Brian Hanson
Jodi York