

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: LEASE MODIFICATION AND EXTENSION WITH MCCRORY ASSOCIATES, LTD., FOR THE USE OF PARKING SPACES FOR THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL

Since May 1996, the Board has leased 25 parking spaces in the 3930 N. E. 2 Avenue Building garage, for use by the Design and Architecture Senior High School (DASH) staff, from McCrory Associates, Ltd. The current lease expires May 9, 1999. School Operations has indicated a continuing need for parking facilities to service school staff. The owner has indicated a willingness to continue leasing the parking spaces to the District, on a short-term basis. The District is currently pursuing a number of permanent parking options which may eventually allow the termination of all existing DASH parking leases. In order to allow sufficient time for these options to be fully explored, it is staff's recommendation that the existing lease be extended on a month-to-month basis. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

Terms and conditions of the proposed lease modification and extension are as follows:

- the term of the lease agreement shall be extended for 30 days commencing May 10, 1999, and shall be extended for successive 30 day periods without further action by either party, but may be terminated by either party by providing 60 days prior written notice;
- the monthly lease rate shall continue unchanged at a not to exceed amount of \$625 (\$25 per parking space per month);
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required under the lease or to cancel the lease; and
- all other terms and conditions of the current lease agreement shall remain in full force and effect.

It is staff's recommendation that the Board authorize the lease agreement extension for a total period of not more than one year, at a total cost not to exceed \$7,500. Extensions beyond the one year period will require Board authorization.

The proposed lease modification and extension has been reviewed by the School Board Attorney's Office. The Deputy Superintendent of School Operations recommends approval of this lease modification and extension.

A copy of the proposed lease modification and extension will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease modification and extension with McCrory Associates, Ltd., for the use of 25 parking spaces in the 3930 N.E. 2 Avenue Building garage, at a monthly rental amount not to exceed \$625, and an annual rental amount not to exceed \$7,500, under the terms and conditions set forth above.

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