

Business Operations
Joe Arriola, Chief Business Officer

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH MIAMI BAPTIST ASSOCIATION, INC., FOR USE OF A PARKING LOT FOR MORNINGSIDE ELEMENTARY SCHOOL

Since October 1993, the Board has leased 26 parking spaces located at 6720 N.E. 5 Avenue, from Miami Baptist Association, Inc., for use by Morningside Elementary School (see location map). The District has completed its initial one-year term and the second of three one-year renewal option periods available under the current lease agreement. The current lease term will expire on September 30, 2002. This proposed renewal represents the last of three one-year renewal option periods available under the current lease agreement.

All terms and conditions of the lease agreement will remain unchanged, including the monthly rental rate of \$442, which is \$17 per space monthly (\$5,304 annually). The term of the renewal option period will commence October 1, 2002, and will end September 30, 2003. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions will also remain unchanged:

- either party shall have the right to cancel the lease agreement at any time by giving the other party 180 days prior written notice;
- the landlord is responsible for payment of all utilities consumed on the premises; and
- the District shall maintain the premises during its period of use and is responsible for repairing any damage caused to the premises that the landlord can demonstrate is as a result of the District's use of same, ordinary wear and tear excepted.

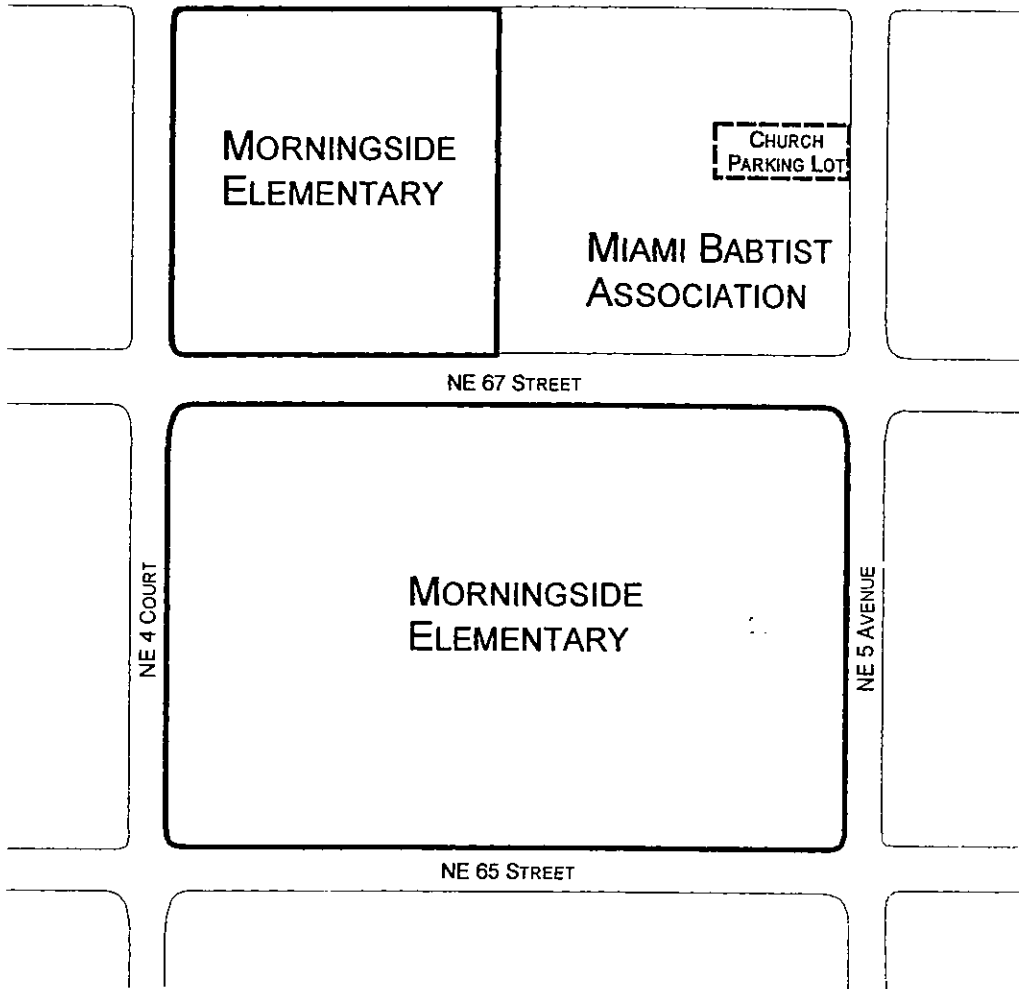
Staff contacted the principal of Morningside Elementary School, the Region IV Superintendent and the Associate Superintendent of School Operations, who indicated a continuing need for this parking facility to serve Morningside Elementary School for the one-year period commencing October 1, 2002 and ending September 30, 2003. Given that the District does not have any renewal option periods available beyond September 30, 2003, staff contacted the landlord, who has expressed its willingness to amend the lease to allow continued District use of the parking lot beyond the September 30, 2003 expiration

date. Should the school require continued use of the parking lot, staff will pursue the appropriate lease amendment with the landlord and present said amendment to the Board for approval prior to September 30, 2003.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Miami Baptist Association, Inc., for the use of a parking lot for Morningside Elementary School, at an annual rental rate of \$5,304. The term of the renewal option will commence October 1, 2002, and will end September 30, 2003. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES

