

MECKLENBURG COUNTY
NOTICE OF INTENT TO LEASE
PROPERTY AT 901 E. 4th Street

On April 3, 2018 the Mecklenburg County Board of Commissioners adopted a Resolution declaring its intent to lease space to John and Hresanthe Georgopoulous, owners of Little Village Grill, at 901 E. 4th Street, consistent with the following major business terms:

Location	901 E. 4 th Street, Suite A
Total Square Footage	1,457 SF
Lease Term	Five (5) years & Six (6) Months with one (1) 4 years and 179 days option to renew.
Base Lease Rate	\$20.00 per sq. ft. (29,140/yr.); 3% annual escalation including option years.
Maintenance & Janitorial	Tenant is responsible for all interior maintenance. Tenant agrees to enter into a service contract for HVAC maintenance. Tenant responsible for its pro-rata share of exterior maintenance. For HVAC repairs exceeding \$5,000, Landlord agrees to contribute to replacement cost.
Commission	County shall pay a total of 4% commission County's broker.

The Board of Commissioners will consider whether to approve the lease agreement at its May 15, 2018 meeting. Anyone wishing to obtain additional information about the proposed lease may contact Jacqueline McNeil, County Real Estate Manager, by telephone at (980) 314-2511 during normal business hours. Anyone needing special assistance when attending this meeting and/or if this information is needed in an alternative format because of a disability should contact the Clerk to the Board at least 72 hours prior to the meeting at 600 East Fourth Street, in the Charlotte-Mecklenburg Government Center (CMGC), 11th Floor; 980-314-2912.