

**MECKLENBURG COUNTY  
NOTICE OF INTENT TO LEASE  
PROPERTY AT 901 E. 4<sup>th</sup> Street**

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

<b>Location</b>	901 E. 4 <sup>th</sup> Street, Suite A
<b>Total Square Footage</b>	1,457 SF
<b>Lease Term</b>	Five (5) years & Six (6) Months with one (1) 4 years and 179 days option to renew.
<b>Base Lease Rate</b>	\$20.00 per sq. ft. (29,140/yr.); 3% annual escalation including option years.
<b>Maintenance &amp; Janitorial</b>	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.
<b>Commission</b>	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 **June 5, 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.