

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 **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.