

**Finance & Governance Committee
October 16, 2018**

Amendment to Lease Agreement between City and County of Denver
and Denver Health and Hospital Authority

Key Terms

Premises:	500 Quivas Street
Lease Term:	January 1, 2016 – December 31, 2025
Lease Rent:	Rent was calculated based upon tenant improvement estimates valued at \$7,828,586.00 amortized over 7 years at 2.5% interest with final rental payments to be calculated based upon on actual costs of construction. City has the right to pre-pay the principle balance of the tenant improvements.
Lease Amendment:	Effective January 1, 2019
Lease Amendment Rent:	Actual tenant improvement costs are \$13,938,540. Rent was recalculated to reflect the difference in tenant improvement costs less previous payments, amortized over eight years at 2.5% interest. New rent schedule is as follows: Years 1 -2 \$102,747.21 / month Years 3 – 8 \$137,090.00/ month Years 9 – 10 \$12,083.33/ month (based upon \$5.00/s.f.)
Lease Amendment Environmental Remediation:	Includes a onetime payment of \$156,352.00 for remediation.