## 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.