

REQUEST FOR BOARD ACTION

HENDERSON COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: February 3, 2025

SUBJECT: Lease Extension with HCPED

PRESENTER: Charles Russell Burrell

ATTACHMENT(S): Proposed extension

SUMMARY OF REQUEST:

Proposed is an extension of the existing lease with the Partnership for Economic Development. It is in accord with the terms of the lease entered in 2009, and extended in 2014 and 2020, which would otherwise expire June 30, 2026. It covers all the space in the current facility, located at 330 North King Street.

County staff will be present and prepared if requested to give further information on this matter.

BOARD ACTION REQUESTED:

Approval of the lease extension.

If the Board is so inclined, the following motion is suggested:

I move that the Board agree to the lease extension proposed with Henderson County Partnership for Economic Development, and authorize the chair and staff to execute the same.

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

LEASE EXTENSION

THIS LEASE EXTENSION, made and entered into this the _____ day of _____, 2025, and effective 1 February 2025, by and between **HENDERSON COUNTY**, hereinafter “the Lessor” and **THE HENDERSON COUNTY PARTNERSHIP FOR ECONOMIC DEVELOPMENT, INC.**, hereinafter “the Lessee”;

WITNESSETH:

WHEREAS the parties are the party to a Lease Agreement, dated the 2nd day of November, 2009 (“the Agreement”), which Agreement was extended through the 30th day of June, 2026; and,

WHEREAS the parties hereto have mutually agreed to modify and extend the terms of the Agreement by striking certain of the terms of the Agreement, and replacing them with the provisions as hereinafter set out;

NOW THEREFORE in consideration of the premises and the promises and covenants contained in the terms and conditions hereinafter set forth, the parties hereby agree as follows:

1. Term and Condition 1, “Term”, shall be modified by striking the original as amended, and inserting in lieu thereof the following:

1. **TERM.** The Lessee shall have said lease premises for a term beginning the date hereof and terminating on the 30th day of June, 2031. Either party must give the other party written notice of the termination of this lease by not later than 30 June 2030. Should no such notice be timely given, then this lease shall be automatically renewed for a term of one year. This automatic renewal shall further occur from year to year, on the terms stated herein, unless at least one year’s written notice of non-renewal is given.

2. Except as amended hereby modified hereby, the Agreement is hereby restated by the parties as their agreement, and reaffirmed.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

In witness hereof, all parties have caused this Lease Agreement to be duly approved, and to be executed in duplicate, each to have the force and effect of an original.

HENDERSON COUNTY

BY: _____
William Lapsley, Chairman
Henderson County Board of Commissioners

Attest: (County Seal)

Denisa Lauffer, Clerk to the Board

(Corporate Seal)

THE HENDERSON COUNTY PARTNERSHIP FOR ECONOMIC DEVELOPMENT, INC.

BY: _____
President

Attest:

Secretary

(Corporate Seal)