

The purpose of this note is to provide background information on an item being submitted at the May 13th BCC Meeting.

Lease Agreement for Charlotte County Sheriff's District 2 Office 992
Tamiami Trail, Unit A, Port Charlotte, FL

In 2017, the Board signed a lease with Country Life Insurance Company for the Charlotte County Sheriff's District 2 Office, that expired May 31, 2022. A First Lease Addendum was executed May 25, 2022, extending the term for 3 years and will expire on May 31, 2025. The Charlotte County Sheriff's Office has requested Real Estate Services to renew the lease with the new owners, Oak & Stone Properties, LLC, for three (3) additional years.

The proposed lease terms are consistent with the existing comparable units and reflect a 3% annual escalation.

The Proposed Lease Terms are shown here:

Year 1	Yearly Rent
6/1/2025 - 5/31/2026	\$86,181.00
Year 2	
6/1/2026 - 5/31/2027	\$88,766.40
Year 3	
6/1/2027 - 5/31/2028	\$91,429.44

Real Estate Services, in conjunction with Charlotte County Sheriff's Office, Facilities, and the County Attorney's office have approved the new lease.