

Andy Beshear

FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES DIVISION OF REAL PROPERTIES

Bush Building, 3rd Floor 403 Wapping Street Frankfort, Kentucky 40601 Phone: (502) 564-2205 Fax: (502) 564-8108 **Holly M. Johnson**

SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner

DIRECTOR

MEMORANDUM

TO: Katherine Halloran, Committee Staff Administrator

Capital Projects and Bond Oversight Committee

FROM: Natalie W. Brawner, Director

Division of Real Properties

DATE: February 23, 2024

SUBJECT: PR-5769, McCreary County

Cabinet for Health & Family Services Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement being processed by our Division's Leasing Branch.

If you have any questions or require additional information concerning this matter, please advise.

NWB/JLB/jlb Attachment

CC: Capital Construction Log

OSBD PR-5769 File NWB



Lease No.: PR-5769		County: Mc	Creary	
Using Agency: Cabinet for Health & Family Services				
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Mills			
Property Location: 19 Medical Loop, Whitley City KY				
Check One: New Lease Renewa	1 🗆	Modification	1	
Type Space: Office		Cost Per Square Foot: \$17.90		
Annual Rental Cost: \$157,287.32		Average Cost Per Square Foot of Leased-In Space in County: \$4.71		
Utilities Included: Yes No, Water & S	Sewer			
Cancellation Clause:	/s	☐ No If no, explain why not:		
Effective Date: To be determined		Expiration Date: June 30, 2031		
Justification for Lease: Please see attached				
Has the Finance & Administration Cabinet complied with statutory requirements: Yes No If no, explain:				
Explain why the Finance & Administration Cabinet chose this lessor (see attached approval memo and lease agreement): Please see attached				

B217-5 (Rev. 9/03)

COMMONWEALTH OF KENTUCKY LEASE AGREEMENT

LEASE/PR#	PR-5769, McCreary County	AGENCY	Cabinet for Health & Family Services
INITIAL ENCUMBRANCE	\$	DIVISION	
ANNUAL ENCUMBRANCE	\$157,287.32	DATE	February 23, 2024
VENDOR CODE #		BUILDING CODE #	

THIS LEASE, entered into between: Matt Mills, whose address is: 194 Anna Lane, London, KY 40744 (Business Phone: 606-545-2236), his heirs and assigns, hereinafter called the "Lessor", and the COMMONWEALTH OF KENTUCKY, hereinafter referred to as the "Commonwealth";

WITNESSETH, that for the consideration hereinafter mentioned, the parties hereto agree as follows:

- 1a. The Lessor hereby leases to the Commonwealth and agrees to keep in quiet and peaceful possession the following described premises with its appurtenances; property located at 19 Medical Loop, Whitley City, KY 42653, in the County of McCreary.
- 1b. Said premises consisting of 8,787 square feet are to be rented at the cost of \$17.90 per square foot and will be used by the Commonwealth for office
- 2. The Commonwealth agrees to pay rent to the Lessor for the leased premises at the rate of \$39,321.83, payable Quarterly. The Lessor shall provide the Commonwealth with the following services: Water and Sewer; with 56 reserved parking spaces.
- 3. Subject to the limitations imposed by law and as provided in paragraphs 5 and 6 of this Lease, the term during which the Lease shall be effective shall begin Per the addendum, and end June 30, 2024.
- 4. This Lease shall be extended automatically upon the same terms and conditions herein for further periods of 12 months, not to exceed **Z** extension period(s) unless the Commonwealth shall give the Lessor written notice 30 days prior to the expiration of the term or any extension that it will not be extended; no extension shall prolong the period of occupancy of the leased premises beyond the <u>30rd</u> day of <u>June, 2031</u>. The Lessor understands that the Commonwealth's funds cannot be committed beyond its current fiscal year and its applicable appropriation, and the related allotment from rental payments will be made.
- 5. The Commonwealth shall have the further right to terminate this Lease at any time upon <u>30</u> days written notice, time to be computed from date of mailing notice; termination under this paragraph shall not be considered effective until the last day of the month in which the notice period ends.
- 6. The Commonwealth agrees not to assign this Lease, or to sublet the premises except to a desirable tenant and for a similar purpose, and will not permit the use of the premises by anyone other than the Commonwealth, the Federal Government, or such sub-lessee, and the agents and servants of the Commonwealth, the Federal Government, or such sub-lessee.
- 7. The Commonwealth shall have the right during the existence of this Lease to make alterations, attach fixtures and erect additional structures or signs in or upon the leased premises, provided such alterations, additions, structures or signs shall not be detrimental to or inconsistent with rights granted to other tenants on the property or in the building in which the premises are located. Fixtures, additions, structures or signs placed in or upon or attached to the premises shall remain the Commonwealth's property and may be removed by it prior to the termination of this Lease.
- 8. Unless otherwise specified, the Lessor shall maintain the premises in good repair and tenantable condition, including heating and/or air conditioning equipment, except in case of damage arising from the negligent acts of the Commonwealth's agents or employees. For the purpose of maintaining the premises and to make necessary repairs, the Lessor reserves the right to enter and inspect the premises at reasonable times.
- 9. The Commonwealth agrees to take good care of the premises and to return them at the expiration of their Lease in as good order as received, ordinary wear and tear and natural decay excepted.
- 10. The Lessor shall be responsible for procuring and continuously maintaining casualty and liability insurance on the leased premises.
- 11. If the premises are destroyed by fire or other casualty, this Lease shall immediately terminate. In case of partial destruction or damage so as to render the premises untenantable, the Commonwealth may terminate or suspend this Lease by giving written notice to the Lessor within 15 days after such partial destruction or damage, and, if so suspended, no rent shall accrue to the Lessor after the date of such partial destruction or damage until such damage is repaired and premises are considered tenantable.
- 12. It is agreed by the parties hereto that if any one of the provisions of this Lease shall contravene or be invalid under the laws of the Commonwealth of Kentucky, such contravention or invalidity shall not invalidate the whole Lease, but it shall be construed as if not containing that particular provision or provisions, and the rights and obligations of the parties shall be construed accordingly.
- 13. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Agreement he will not be in violation of the campaign finance laws of the Commonwealth
- 14. The Lessor agrees to notify the Commonwealth of all persons owning or upon any change or transfer of ownership involving 5% or more in stock, in partnership, business trust, or corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement.
- 15. Lessor shall comply with all standards set by the Department of Housing, Buildings and Construction, Division of Building Codes Enforcement, and that of the Kentucky Occupational Safety and Health Standards Board and the Americans with Disabilities Act (ADA).
- 16. The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.

IN WITNESS WHEREOF, the parties hereto have subscribed their names:

STATE LEASING AGENCY REPRESENTATIVE	Date	LESSOR	Date
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES	Date	ATTORNEY, FINANCE & ADMINISTRATION CABINET	Date
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES	Date	DIRECTOR, DIVISION OF REAL PROPERTIES	
SECRETARY FINANCE & ADMINISTRATION CARINET	Date	APPROVED THIS DAY OF	, 20

ADDENDUM

The following items are to be considered a part of lease agreement PR-5769, McCreary County, dated February 23, 2024:

SECTION 1

- 1. The building shall meet all Kentucky building codes and accessibility specifications in accordance with ADA, as enforced by the Kentucky Department of Housing, Buildings and Construction. The Department may require a set of construction plans from the Lessor. The Lessor is required to submit a copy of these plans, if/as approved by the Department, to the Division of Real Properties. The Lessor shall be responsible for determining/complying with the requirements of the Department. Issues such as fire rated corridors, fire suppression systems (if applicable), HVAC installation, etc. are not addressed in the space planning information (i.e., floor plans and specifications) provided by the Division of Real Properties.
- 2. All facilities with a total leased square footage of 3,000 square feet or more shall be equipped with automatic fire suppression systems (sprinklers). The system shall be installed in accordance with all applicable provisions/requirements of the Department of Housing, Buildings, and Construction. NOTE: Access to an underground water main with a minimum diameter of six (6) inches is required for sprinkler systems serving spaces that exceed 3,000 square feet. The Lessor shall be responsible for installation and maintenance of the fire suppression system. The Commonwealth prepares floor plans based on the presence of a suppression system. Should the Lessor submit an exception to this requirement they shall be solely responsible for any expenses associated with additional requirements as determined by the Department.
- 3. Central heating and air conditioning (HVAC) shall be installed throughout. The HVAC system shall be installed in conformance with Kentucky building codes, as administered by the Kentucky Department of Housing, Buildings and Construction. The Lessor shall also install an adequate fresh air handling system in accordance with applicable ASHRAE Standards. Electronic thermostats with programmable functions shall be installed for new or existing HVAC systems. A standard locking cover shall be installed on the thermostat. The local supervisor, in conjunction with the Lessor, will determine appropriate settings (i.e.: daytime/evening temperature settings, set back timer settings as required by regular office hours, etc.) for each property. Central air units, heat pumps, etc. must be ENERGY STAR qualified where available. Alternative systems (e.g., geo-thermal, etc.) may be proposed at the discretion of the lessor but are subject to review and approval by the Division of Real Properties. The Lessor shall ensure that applicable HVAC systems are serviced (e.g., clean and check) not less than twice annually and filters shall be replaced not less than once per quarter. Documentation regarding annual servicing shall be provided to the Division of Real Properties.
- 4. The Lessor shall insulate exterior walls at a minimum R-13 or equivalent and the ceiling at a minimum R-38 or equivalent. Weather stripping and/or other suitable insulation shall be applied to all doors and windows and all other exterior of the leased space. This shall be inspected on an annual basis and repaired/replaced as necessary. Windows shall be installed or replaced with Low E/ENERGY STAR qualified windows. The lessor shall provide documentation identifying the type/rating of installed windows. The Lessor shall provide mini-blinds for all windows.
- 5. Separate utility meters are needed if the using agency is to pay utilities, with service to be established in the name of the using agency. {Agencies that are billed directly by a local utility should contact the utility company to identify their agency as "tax exempt".} If a separate meter is not feasible, the Lessor shall bill the using agency on a pro-rated basis. If this method is used, the Lessor shall provide the using agency sufficient documentation to justify the percentage of the total bill to be charged to the using agency. {Agencies that receive utility invoices from the Lessor (based on the percentage of space occupied) should reimburse the Lessor for the full amount of the invoice including any applicable taxes}.
- 6. If a plenum ceiling is to be used, all wiring shall be housed in conduit, or plenum cable shall be used. The Lessor shall advise the Division of Real Properties as soon as possible when it is determined that plenum or a ducted ceiling is to be used. This will ensure that the agency's appointed electricians will be prepared with the right cabling. Failure to notify the Division of Real Properties of a plenum ceiling, prior to award of a lease, shall be considered grounds for termination of the lease.

SECTION 2

1. Floor-to-ceiling walls shall be constructed as indicated on the floor plan. Install acoustical insulation (R-11 or equivalent) or soundboard in interior walls if/where indicated on the floor plan. All walls shall be drywalled and painted or repainted a scrubbable neutral color latex enamel paint with either a satin or eggshell finish in conjunction with the floor covering replacement defined in item # 3 below. New walls require a primer coat (sprayed or rolled) and two finish coats (rolled). Existing walls require one finish coat (rolled) if same color is being used or two finish coats (rolled) if changing color or patching is required. The Lessor shall install a chair rail at a height of 32" from the floor in the reception area(s).

- 2. An acoustical tile ceiling shall be installed at a height of 9'.
- 3. Shelving shall be installed if/where shown on the floor plan.
- 4. Rest rooms must comply with ADA requirements and be furnished with hot and cold water, toilet tissue holders, soap dispensers, paper towel dispensers, and mirrors. Prior to installation, verify with the using agency the type of dispensers required for products currently on Commonwealth of Kentucky price contract. Water fountain(s) shall be installed as shown on the floor plan, or as approved by the Department of Housing, Buildings, & Construction.
- 5. Vinyl composition tile (VCT) shall be installed were indicated on the floor plan, luxury vinyl tile shall installed throughout the remainder of the leased premises.
- 6. The Lessor shall provide a sink and counter in the break room, with cabinets above and below, if/as shown on the floor plan.
- 7. The Lessor shall provide in the janitorial closet, shelving at a height of 54" from the floor, and a built-in floor sink with drain at a height of 10" to 12" from the floor.
- 8. Water Sense labeled products shall be installed as applicable (i.e. restroom, breakroom fixtures, etc.). (See www3.epa.gov/watersense/index.html). Product information (e.g., maximum flow rates, gallons per flush, etc.) shall be provided to the Division of Real Properties prior to installation. Water heaters may be replaced with point of use/demand heaters where feasible and must be appropriately sized for restroom(s), break room(s), and offices or other spaces supplied with water. Water heaters may alternatively be replaced with ENERGY STAR certified water heaters. Upon completion of renovations or construction, the lessor must supply confirmation of the installation of certified/qualified products to the Division of Real Properties. This requirement may be waived for laboratory facilities subject to specific requirements of the tenant agency and approval from the Division of Real Properties.
- 9. The Lessor shall provide reserved parking for 56 agency staff and visitors, plus accessible space(s) as required by the Department of Housing, Buildings, & Construction. The parking lot shall be asphalted and striped with all spaces clearly marked and identified. All holes and other damage shall be repaired on a timely basis. All spaces shall be a minimum of 9' x 18' with the exception of ADA accessible spaces.
- 10. The Lessor shall be responsible for the maintenance and upkeep of the grounds surrounding the property, to include mowing/trimming grass and raking leaves. The Lessor shall also be responsible for maintenance and cleaning of the parking lot, including snow removal from the parking lot and snow & ice removal from the sidewalks.

SECTION 3 - Telephone/Computer Access/Electrical Fit Up

- 1. Adequate recessed fluorescent lighting shall be installed for office use, including telephone/storage rooms, with separate light switches for each room Light fixtures shall be installed (or all existing fixtures shall be replaced) with T-8 fixtures equipped with direct replacement LED lamps. Alternatively, fixtures may be replaced with LED Contemporary Architectural Troffers or equivalent fixtures. Alternate fixture types may be proposed by the lessor provided that adequate lighting levels are maintained for the proposed facility use and a similar level of efficiency can be documented. The lessor will be responsible for supplying/replacing lamps as required. Sufficient fixtures must be installed to provide adequate lighting levels for the application (e.g., office, storage, clinical/laboratory, etc.).
- 2. All exit and directional lights shall be the LED type.
- 3. Appropriate electrical and telephone outlets are to be installed where indicated on the floor plan. The Lessor shall also provide access to phone outlets by conduit. Electrical circuits in the electrical panel box shall be labeled and identified. Lessor shall install electrical surge protection for the main electric service.
- 4. The Lessor shall install a three-wire, 117 volt, 60 Hz single phase, 20 AMP dedicated 4-plex AC outlet in the wall located within 4' of the telephone system for each telephone system installed in building. **NOTE:** The third wire, or ground wire, in this circuit shall be connected to earth/ground. The Lessor shall install a 5/8", 4' x 8' sheet of plywood (painted black) on the wall in the telephone equipment room for each telephone system installed. If space permits, the plywood will be mounted horizontally.

- 5. The Lessor shall install an entrance conduit with pull string with a minimum diameter of 4", or other size as recommended by the local telephone service provider (the lessor shall contact the local telephone service provider to determine service entrance requirements and conduit size), through the foundation or building wall to facilitate the incoming telephone service cable to a predetermined telephone company "network access unit" (demarcation point) location within the building. If the "network access unit" does not terminate in the telephone equipment room, the Lessor shall install conduit from the "network access unit" location to the telephone equipment room. Note: The number and size of this conduit depends on the terminal devices served on a floor, the type of cable used, and the need to use one cable or a cable per floor. At least one spare conduit of the same size with a pull wire should be installed for future expansion.
- 6. On multi-story buildings, the Lessor shall install conduit with pull string from the "network access unit" to each designated telephone equipment room (see note for proper sizing of conduit). If telephone closets rooms are vertically aligned, sleeves through the floor may be used instead of conduit.
- 7. The Lessor shall be responsible for providing a closable HVAC vent and cold air return for the telephone equipment room.
- 8. Conduit, cable tray, or raceway fill rate is to comply with the National Electrical Code.
- 9. The Lessor shall obtain basic phone service, including at a minimum the installation of a network access unit (demarcation point), for newly constructed buildings and those facilities not already equipped with a network access unit. The using agency may assume responsibility for the ongoing costs associated with the aforementioned basic phone service, or the Lessor may cancel service, upon occupancy.
- 10. The Lessor shall contact the Division of Real Properties at a point when the agency's electricians can install computer cables and telephone wiring through conduit.
- 11. The Lessor shall provide empty conduit with pull string within the walls from the ceiling on locations shown on the floor plan as voice/data outlets. Similar conduit installations shall be provided above the ceiling for network camera (2) installations above the ceiling in the Assessment and Visitation Rooms where indicated on the floor plan. Install a cut-in box where conduit symbols are shown on the floor plan, the conduit should have smooth edged bushings at the box and above the ceiling. One inch (1") conduit shall be provided for data terminals, printers, and telephone instruments from each designated outlet location. NOTE: In most instances, voice/data cables (from individual office conduits) merge above the ceiling and should be supported by cable trays or pass through conduits (sized by number of outlets in the building) to the telephone equipment room or controller location.

SECTION 4

- 1. Due to the continuing development of new office technology the Lessor authorizes competent agency personnel to install additional security and/or access control equipment, telephone wiring, computer cabling, and conduit or wire molding (as required) to accommodate such technology during the term of the agency's occupancy. Agency will notify the Division of Real Properties for approval before commencing any of this type work.
- 2. The exterior front of the building shall have a professional office appearance; with street number(s) of subject building displayed prominently.
- 3. Subsequent to the receipt of approval to begin renovations/construction from both the Division of Building Codes Enforcement and the Division of Real Properties, the lessor shall submit an estimated schedule for completion of the renovations/construction. Written progress reports, and a revised completion schedule, if appropriate, shall be submitted to the Division of Real Properties not less than once per month until complete.
- 4. The Division of Real Properties and/or the using agency reserves the right to inspect the facility at any time during construction/renovations/occupation.

5. ACKNOWLEDGED BY:	ACKNOWLEDGED BY:	
Cabinet for Health & Family Services Date	Matt Mills	Date



Andy Beshear
GOVERNOR

FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES DIVISION OF REAL PROPERTIES

Bush Building, 3rd Floor 403 Wapping Street Frankfort, Kentucky 40601 Phone: (502) 564-2205 Fax: (502) 564-8108 Holly M. Johnson

SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner

DIRECTOR

MEMORANDUM

TO:

Natalie W. Brawner, Director

Division of Real Properties

FROM:

John Brawner, Property Analyst

Division of Real Properties

DATE:

February 23, 2024

SUBJECT:

PR-5769, McCreary County

Cabinet for Health & Family Services

The Cabinet for Health and Family Services currently occupies 9,375 square feet of space (PR-3586), leased at a rental rate of \$4.71 per square foot (\$44,156.28 annually) excluding utilities and janitorial services, with a term expiring June 30, 2031. The existing facility has several maintenance issues and attempts by the lessor to remediate have been unsuccessful. The space request submitted by the agency indicates a need for approximately 8,359 square feet of space. Accordingly, and pursuant to applicable provisions of KRS 56.803, advertisements were placed and two best & final proposals was received as follows:

- 1. Matt Mills proposed existing space at 19 Medical Loop Way in Whitley City, Kentucky with 8,787 square feet of office space and 56 reserved paved parking spaces at \$17.90 per square foot (\$157,287.30 annually) including water and sewer, through June 30, 2031.
- 2. William R. Fowler proposed new space at Lot 1 next to Whitley City Church in Whitley City, Kentucky. with 9,174 square feet of office space and 56 reserved paved parking spaces at \$29.95 per square foot (\$274,761.30 annually) excluding utilities, through June 30, 2031.



Memo to: Natalie Brawner, Director PR-5769, McCreary County CHFS February 23, 2024 Page Two

The Cabinet for Health and Family Services has recommended acceptance of the proposal submitted by Matt Mills at the proposed terms as defined herein. Capital Projects and Bond Oversight Committee reporting is required for the proposed lease agreement and your approval of same is recommended to secure continued office space for benefit of the Cabinet for Health and Family Services.

NWB/JLB/jlb Attachment APPROVED:

Natalie W. Brawner, Director



Andy Beshear
GOVERNOR

FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES DIVISION OF REAL PROPERTIES

Holly M. Johnson
SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner

Bush Building, 3rd Floor 403 Wapping Street Frankfort, Kentucky 40601 Phone: (502) 564-2205 Fax: (502) 564-8108

MEMORANDUM

TO: Katherine Halloran, Committee Staff Administrator

Capital Projects and Bond Oversight Committee

FROM: Natalie W. Brawner, Director

Division of Real Properties

DATE: March 13, 2024

SUBJECT: FY24 Lease Renewals in Excess of \$100,000

During the regular renewal cycle processing for Fiscal Year 2024, the Division of Real Properties, Leased Properties Branch has secured various lease renewals for an additional year or years at the existing terms of the leases that were previously set to expire June 30, 2024. Pursuant to KRS 56.823(2), since the annual lease cost equals or exceeds \$100,000.00, the leases are being reported to the Committee. A total of eighteen (18) renewals are included in this grouping as follows:

	FY24 LEASE RENEWALS GREATER THAN \$100,000 AS OF 3/13/2024						
PR LEASE	DEPARTMENT NAME	VENDOR NAME			COUNTY NAME	ANNUAL AMOUNT	YEAR EXTENDE D TO
	UNIFIED	LOUISVILLE/JEFFERSON					
	PROSECUTORIAL	CO METRO					
PR-2591	SYSTEM	GOVERMENT	\$16.55	24,233	JEFFERSON	\$401,056.16	2025
	HEALTH AND	MONTGOMERY CO					
PR-2829	FAMILY SERVICES	FISCAL COURT	\$13.50	11,544	MONTGOMERY	\$155,844.00	2025
	HEALTH AND	FRANKFORT LEASING					
PR-3282	FAMILY SERVICES	AND RENTAL LLC	\$7.55	15,465	FRANKLIN	\$116,760.76	2026



	Continued: FY24	LEASE RENEWALS	GREATE	R THAN	N \$100,000 A	AS OF 3/13/2024	•
	HEALTH AND	RAINIER FRANKFORT					
PR-3590	FAMILY SERVICES	ACQUISITIONS LLC	\$11.34	99,458	FRANKLIN	\$ 1,127,853.72	20
	HEALTH AND	SIMPSON					
PR-3665	FAMILY SERVICES	DEVELOPMENT CORP	\$6.65	20,750	BARREN	\$137,987.52	20
	HEALTH AND						
PR-3855	FAMILY SERVICES	CITY OF PARIS	\$13.20	8,275	BOURBON	\$109,230.00	20
	COMM FOR						
	CHILDREN	BICKNELL & CRAVENS					
PR-4354	W/SPECIAL	LLC	\$16.50	10,912	FAYETTE	\$180,048.00	20
	HEALTH AND	EAGLE CREEK					
PR-4460	FAMILY SERVICES	PROPERTIES LLC	\$9.00	19,333	PULASKI	\$173,997.00	20
	HEALTH AND						
PR-4487	FAMILY SERVICES	CHILDERS OIL CO INC	\$9.26	19,285	LETCHER	\$178,579.12	20
		CENTURY INVESTMENT					
PR-4804	AGRICULTURE	GROUP LLC	\$12.96	10,640	FRANKLIN	\$137,894.40	20
	HEALTH AND	WILLIAM LYNN ASSETS					
PR-4882	FAMILY SERVICES	LLC	\$8.50	6,759	FRANKLIN	\$105,175.52	20
PR-5095	PUBLIC ADVOCACY	HM SHORT STREET LLC	\$14.50	18,009	FAYETTE	\$261,130.52	20
	WORKFORCE	BICKNELL & CRAVENS					
PR-5181	INVESTMENT	LLC	\$16.50	11,513	FAYETTE	\$189,964.52	20
	EEC-OFFICE OF THE						
PR-5343	SECRETARY	WILLIAM C FOWLER	\$15.79	10,016	PERRY	\$158,152.64	20
	HEALTH AND						
PR-5373	FAMILY SERVICES	J. ALLEN BUILDERS INC	\$13.42	43,428	WARREN	\$582,803.76	20
		121 EAST SECOND					
PR-5412	CORRECTIONS	STREET, LLC	\$13.25	8,758	DAVIESS	\$116,043.52	20
		LOUISVILLE/JEFFERSON					
		CO METRO					
PR-5683	TRANSPORTATION	GOVERMENT	\$15.00	7,594	JEFFERSON	\$113,910.00	20
		PROPERTY					
	HEALTH AND	DEVELOPMENT					
PR-5720	FAMILY SERVICES	ACCOUNT	\$15.25	7,410	GRAVES	\$113,002.52	20

Lease No.: PR-4804		County: FRANKLIN			
Using Agency: AGRICULTURE					
	CEN	TURY INV	VESTMENT GROUP LLC		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location: 109 CORPORATE DR, FRANKFORT,	KY				
Check One: New Lease Ren	ewal	Modi	fication		
Type Space: Office		Cost Per Square Foot: \$12.96			
Annual Rental Cost: \$137,894.40		Average Cost Per Square Foot of Leased- In Space in County: <u>\$8.76</u>			
Utilities Included: Yes No					
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	☐ No If no, explain why not:		
Effective Date: July 1, 2024		Expiration Date: June 30, 2032			
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No		
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal		

1,	signature of the parties (or their representatives), the following CENTURY INVESTMENT GROUP LLC, by mutual agreements	forth in the original Lease Agreement, and as designated below by ng described Lease Agreement by and between AGRICULTURE and ent, is hereby renewed at the same terms and conditions for further 0 (please <u>check</u> and <u>initial</u> your choice on the appropriate line):
	□ 2025 <u> </u>	2027 2028 2032 <u>wm/k</u>
	2029 2030	2031 2032 <u>lwnA</u>
The	annual base rental rate shall remain \$12.96 per square foot	for <u>10640</u> rentable square feet.
	LEASE NUMBER: PR-4804	LOCATION: 109 CORPORATE DR
1	COUNTY: FRANKLIN	FRANKFORT, KY
4	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)
2.		ons owning, or upon any change or transfer of ownership involving five as trust, or in corporation, including silent or limited partners. Non-ent.
3.	The Lessor acknowledges that his property may be reinspe with all applicable standards (life safety and ADA accessibil	ected by the Division of Building Codes Enforcement and must comply lity).
4.	Auditor of Public Accounts, and the Legislative Research C to any books, documents, papers, records, or other evidence audit or program review. Furthermore, any books, documagency, the Finance and Administration Cabinet, the Audit are directly pertinent to the contract shall be subject to purpless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to	It the contracting agency, the Finance and Administration Cabinet, the commission, or their duly authorized representatives, shall have access e, which are directly pertinent to this contract for the purpose of financial nents, papers, records, or other evidence provided to the contracting for of Public Accounts, or the Legislative Research Commission which blic disclosure regardless of the proprietary nature of the information, agreed to by the Secretary of the Finance and Administration Cabinet the execution of the contract. The Secretary of the Finance and of any information which would otherwise be subject to public release if
5.	and, if a firm, partnership, corporation, business trust or oth with an interest therein) is legally entitled to enter into coperforming this contract will not be violating either any contract by the contract will be received by the contract will be realized any unlawful benefit or gain directly or incomplete the contract will be realized any unlawful benefit or gain directly or incomplete.	the ("he" is construed to mean "they" if more than one person in involved; there organization is involved, then "he" is construed to mean any person portracts with the Commonwealth of Kentucky and that by holding and porflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the yother applicable statute or principle by the performance of this Lease, directly from it. The Lessor further certifies that he has not knowingly be Commonwealth, and that by entering into this Lease Modification be laws of the Commonwealth. **Century Turestment** Oracle John Commonwealth** **Century Turestment** **Transfer** **Transfer**
Ar	nnual Amount \$137,894.40	LESSOR LESSOR
Cor	nmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	259-285406 LESSOR'S CURRENT PHONE NUMBER
ĀTī	FORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above Address Is Incorrect
***	STATE OF THE WINDS OF THE PROPERTY OF THE PROP	
SE	CRETARY, FINANCE & ADMINISTRATION CABINET	

Lease No.: PR-2591		County: Jefferson		
Using Agency: UNIFIED PROSECUTORIAL SYSTEM				
		LOUISVILLE/JEFFERSON CO METRO GOVERMENT		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary				
Property Location:				
514 W LIBERTY, Louisville, KY				
Check One: New Lease Ren	ewal	Modi	fication	
Type Space: Office		Cost Per Square Foot: \$16.55		
Annual Rental Cost: \$401,056.16		Average Cost Per Square Foot of Leased- In Space in County: <u>\$12.79</u>		
Utilities Included: Xes No				
Cancellation Clause: Yes If yes, explain term	s: 30 [Days	☐ No If no, explain why not:	
Effective Date: July 1, 2024		Expiration Date: June 30, 2025		
Justification for Lease: Lease renewal				
Has the Finance & Administration Cabinet complied with statutory requirements: Yes No If no, explain:				
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal	

MALE PROPERTY OF THE PERSON OF	forth in the original Lease Agreement, and as designated below by ng described Lease Agreement by and between the company of t
renewed at the same terms and conditions for further period and initial your choice on the appropriate line):	is of twelve (12) months not to extend beyond June 30 (please check
2025 2026	2027 2028
2029 2030	2031 2032
The annual base rental rate shall remain the state of the	OF THESE YOURS AND A SECOND AND A SECOND ASSESSMENT OF THE SECOND ASSES
LEASE NUMBER: PR-2591	LOCATION:
COUNTY: JEFFERSON	LOUISVILLE, KY
ADDENDUM ATTACHED: NO (Lessor must sig	n Addendum if attached)
compliance may result in termination of the Lease Agreemer	is owning, or upon any change or transfer of ownership involving five a trust, or in corporation, including silent or limited partners. Non-ted by the Division of Building Codes Enforcement and must comply
 The Contractor, as defined in KRS 45A.030(7), agrees that Auditor of Public Accounts, and the Legislative Research Co to any books, documents, papers, records, or other evidence, audit or program review. Furthermore, any books, documents agency, the Finance and Administration Cabinet, the Auditor are directly pertinent to the contract shall be subject to public unless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to the Administration Cabinet shall not restrict the public release of a state government agency provides the service. The Lessor certifies by his signature hereinafter affixed that he and, if a firm, partnership, corporation, business trust or other with an interest therein) is legally entitled to enter into comperforming this contract will not be violating either any confiction or will he realize any unlawful benefit or size in fire to the first. 	the contracting agency, the Finance and Administration Cabinet, the mministron, or their duly authorized representatives, shall have access which are directly pertinent to this contract for the purpose of financial rot Public Accounts, or the Legislative Research Commission which ic disclosure regardless of the proprietary nature of the information, or the Legislative Research Commission which ic disclosure regardless of the proprietary nature of the information bic disclosure regardless of the proprietary nature of the information cabinet ne execution of the contract. The Secretary of the Finance and any information which would otherwise be subject to public release if the contract of the construed to mean "they" if more than one person in involved; or organization is involved, then "he" is construed to mean any person racts with the Commonwealth of Kentucky and that by holding and flict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the where applicable statute or principle by the performance of this Lesse, tectly from it. The Lessor further certifies that he has not knowingly
Annual Amount \$401,056.16	Muli Jul 2-6-24
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	508 - 574-0104 LESSOR'S CURRENT PHONE NUMBER
ATTORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above Address is Incorrect
SECRETARY, FINANCE & ADMINISTRATION CABINET	a N

Lease No.: PR-5181		County: FAYETTE			
Using Agency: WORKFORCE INVESTMENT					
	BICE	KNELL &	CRAVENS LLC		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location: 333 WALLER AVENUE, LEXINGTON	N, KY				
Check One: New Lease Ren	ewal	Modi	fication		
Type Space: Office		Cost Per Square Foot: \$16.50			
Annual Rental Cost: \$189,964.52		Average Cost Per Square Foot of Leased- In Space in County: \$17.16			
Utilities Included: X Yes No					
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	☐ No If no, explain why not:		
Effective Date: July 1, 2024		Expiration Date: June 30, 2027			
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No		
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal		

1.	INVESTMENT and BICKNELL & CRAVENS LLC, by mutual	orth in the original Lease Agreement, and as designated below by ng described Lease Agreement by and between WORKFORCE agreement, is hereby renewed at the same terms and conditions for June 30 (please <u>check</u> and <u>initial</u> your choice on the appropriate				
		2027 2028				
	2029 2030	2031 2032				
The	e annual base rental rate shall remain <u>\$16.5</u> per square foot fo	or <u>11513</u> rentable square feet.				
	LEASE NUMBER: PR-5181	LOCATION: 333 WALLER AVENUE				
H		LEXINGTON, KY				
	COUNTY: FAYETTE					
	ADDENDUM ATTACHED: NO (Lessor must sig	n Addendum if attached)				
	Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.					
An	nual Amount \$189,964.52	LESSOR				
Con	umonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	259 - 963 - 9062 LESSOR'S CURRENT PHONE NUMBER LS TERIMETER DZ SUITE 605 NEW ADDRESS Only If the above Address is incorrect				
ĀTT	ORNEY, FINANCE & ADMINISTRATION CABINET	LizerNin Ton KY 40517				
SEC	RETARY, FINANCE & ADMINISTRATION CABINET					

All correspondence and incluines regarding this Lease Moorfcation Agreement are to be directed to the Division of Real Properties, Bush Building, 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone (502) 564-2205.

Lease No.: PR-5343		County: P	PERRY	
Using Agency: EEC-OFFICE OF THE SECRETARY				
	WIL	LIAM C F	OWLER	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary				
Property Location: 1332 SOUTH KY HWY 15, HAZARD,	KY			
Check One: New Lease Ren	ewal	Modi	fication	
Type Space: Office			Square Foot: \$15.79	
Annual Rental Cost: \$158,152.64		_	Cost Per Square Foot of Leasedin County: \$12.59	
Utilities Included: Yes No				
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	No If no, explain why not:	
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2032	
Justification for Lease: Lease renewal				
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No	
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal	

1.	THE SECRETARY and WILLIAM C FOWLER, by mutual and	forth in the original Lease Agreement, and as designated below by ng described Lease Agreement by and between EEC-OFFICE OF preement, is hereby renewed at the same terms and conditions for June 30 (please <u>check</u> and <u>initial</u> your choice on the appropriate
	2025 2026	2027 2028
	2029 2030	2031 \(\times 2032 \)
Th	e annual base rental rate shall remain \$15.79 per square foot	for <u>10016</u> rentable square feet.
	LEASE NUMBER: PR-5343	LOCATION: 1332 SOUTH KY HWY 15
	COUNTY: PERRY	HAZARD, KY
	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)
2.	The Lessor agrees to notify the Commonwealth of all person percent (5%) or more in stock, in partnership, in business compliance may result in termination of the Lease Agreement	ns owning, or upon any change or transfer of ownership involving five s trust, or in corporation, including silent or limited partners. Non-nt.
3.	The Lessor acknowledges that his property may be reinspewith all applicable standards (life safety and ADA accessibili	cted by the Division of Building Codes Enforcement and must comply ity).
4.	Auditor of Public Accounts, and the Legislative Research Coto any books, documents, papers, records, or other evidence audit or program review. Furthermore, any books, documents, the Finance and Administration Cabinet, the Auditorare directly pertinent to the contract shall be subject to publinless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to	the contracting agency, the Finance and Administration Cabinet, the commission, or their duly authorized representatives, shall have access a which are directly pertinent to this contract for the purpose of financial tents, papers, records, or other evidence provided to the contracting or of Public Accounts, or the Legislative Research Commission which olic disclosure regardless of the proprietary nature of the information, agreed to by the Secretary of the Finance and Administration Cabinet the execution of the contract. The Secretary of the Finance and fany information which would otherwise be subject to public release if
5.	and, if a firm, partnership, corporation, business trust or othe with an interest therein) is legally entitled to enter into corperforming this contract will not be violating either any cor Executive Branch Code of Ethics, KRS Chapter 11A, or any or will he realize any unlawful benefit or gain directly or ind	William Fowler
Aı	nnual Amount \$158,152.64	LESSOR
Coi	mmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NUMBER
AT	TORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above Address Is Incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lease No.: PR-4882		County: F	RANKLIN		
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES					
	WIL	LIAM LY	NN ASSETS LLC		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location: 1711 TWILIGHT TRAIL, FRANKFOF	RT,	KY			
Check One: New Lease Ren	ewal	Modi	fication		
Type Space: Office			Square Foot: \$8.50		
Annual Rental Cost: \$105,175.52			Cost Per Square Foot of Leasedin County: <u>\$8.76</u>		
Utilities Included: Yes No					
Cancellation Clause: Yes If yes, explain term	s: 30 E	Days	☐ No If no, explain why not:		
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2026		
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabine If no, explain:	t comp	lied with st	atutory requirements: X Yes No		
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal		

1.5	signature of the parties (or the FAMILY SERVICES and WI	neir representatives), the followir LLIAM LYNN ASSETS LLC, by r	rth in the original Lease Agreement, and described Lease Agreement by and outual agreement, is hereby renewed a end beyond June 30 (please <u>check</u> a	between HEALTH AND at the same terms and			
	2025	2026	2027 20)28			
	<u> </u>	2030	2031 203	32			
The	annual base rental rate shall	remain <u>\$8.5</u> per square foot for	8759 rentable square feet.				
ſ	LEASE NUMBER:	4882	LOCATION: 1711 TWILIGHT TRAIL				
	COUNTY:	NKLIN	FRANKFORT, KY				
4	ADDENDUM ATTACHE	ED: NO (Lessor must sig	n Addendum if attached)				
 3. 4. 5. 	percent (5%) or more in s compliance may result in te The Lessor acknowledges the with all applicable standards. The Contractor, as defined Auditor of Public Accounts, to any books, documents, paudit or program review. It is a gency, the Finance and Augency, the Finance and Augency the Finance to the unless specific information as meeting the provisions Administration Cabinet shall a state government agency. The Lessor certifies by his sand, if a firm, partnership, cowith an interest therein) is performing this contract will Executive Branch Code of Executive Branch Code	tock, in partnership, in busines rmination of the Lease Agreeme that his property may be reinspess (life safety and ADA accessibilities in KRS 45A.030(7), agrees that and the Legislative Research Coapers, records, or other evidence furthermore, any books, docum dministration Cabinet, the Audito contract shall be subject to put is identified and exempted and a of KRS 61.878(1)(c) prior to 1 not restrict the public release of provides the service. Ignature hereinafter affixed that horporation, business trust or othe legally entitled to enter into contract into be violating either any coefficient, KRS Chapter 11A, or any full benefit or gain directly or incommended.	ted by the Division of Building Codes (). the contracting agency, the Finance ammission, or their duly authorized rep which are directly pertinent to this corents, papers, records, or other evider of Public Accounts, or the Legislativic disclosure regardless of the proprigreed to by the Secretary of the Finance execution of the contract. The any information which would otherwise ("he" is construed to mean "they" if me organization is involved, then "he" is tracts with the Commonwealth of Keflict of interest statute (KRS 45A.330 other applicable statute or principle by rectly from it. The Lessor further cer Commonwealth, and that by entering	ilent or limited partners. Non- is Enforcement and must comply and Administration Cabinet, the presentatives, shall have access intract for the purpose of financial nce provided to the contracting re Research Commission which ietary nature of the information, ince and Administration Cabinet Secretary of the Finance and se be subject to public release if fore than one person in involved; is construed to mean any person intucky and that by holding and or 45A.340 or 45A.990) of the retifies that he has not knowingly			
An	nual Amount \$105,1	75.52	Charles WE				
Con	nmonwealth of Kentucky - LEASI	NG AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NO				
ATT	ORNEY, FINANCE & ADMINIST	RATION CABINET	NEW ADDRESS Only If the above A	Address is incorrect			

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lease No.: PR-4354		County: F	AYETTE	
Using Agency: COMM FOR CHILDREN W/SPECIAL HEALTHCARE NEEDS				
	BICE	KNELL &	CRAVENS LLC	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary				
Duranta I and in a				
Property Location: 333 WALLER AVE STE 300, LEXING	TON,	KY		
Check One: New Lease Rend	ewal	Modi	fication	
Type Space: Office			Square Foot: \$16.50	
Annual Rental Cost: \$180,048.00		_	Cost Per Square Foot of Leasedin County: \$17.16	
Utilities Included: Xes No				
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	No If no, explain why not:	
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2028	
Justification for Lease: Lease renewal				
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No	
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal	

The annual base rental rate shall remain \$15.5 per square foot for 10912 rentable square feet. LEASE NUMBER: PR-4354 COUNTY: FAYETTE ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached) 2. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock, in partnership, in business trust, or in corporation, including sitent or limited partners. Non-compliance may result in termination of the Lesse Agreement. 3. The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (tife safely and ADA accessibility). 4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly suthorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertners to this contract for the purpose of financial agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, to the Legislative Research Commission, or their duly suthorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertners to the contract for the purpose of financial agency, the Finance and Administration Cabinet hall ender the Auditor of Public Accounts, to the Legislative Research Commission which are directly pertners to the contract shall be subject to public disclosure regardless of the proprietary nature of the information unless specific information is identified and excepted and agency to the Legislative Research Commission which are directly of the Finance and Administration Cabinet as meeting the provisions of KRS 61.876(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet as the contract that it is a standard to the contrac	1.	signature of the parties (or their re CHILDREN W/SPECIAL HEALTH the same terms and conditions for your choice on the appropriate line	presentatives), the following CARE NEEDS and BICKI further periods of twelve (e):	ng described Lease Ag NELL & CRAVENS LLC (12) months not to exte	se Agreement, and as designated below by reement by and between COMM FOR it, by mutual agreement, is hereby renewed at and beyond June 30 (please check and initial
LEASE NUMBER: PR-4354 COUNTY: FAYETTE ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached) 2. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock. In partnership, in business trust, or in corporation, including silent or limited partners. Noncompliance may result in termination of the Lease Agreement. 3. The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility). 4. The Contractor as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access that or program review. Furthermore, any but is officially all provided representatives, shall have access that the program review. Furthermore, any but is official and agreed to be the Secretary of the Finance and Administration Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and evempted and agreed to by the Secretary of the Finance and Administration Cabinet the auditor of Public Accounts of the Secretary of the Finance and Administration Cabinet to public release of any information which would otherwise be subject to public release if a state government agency provides the service. The Lessor certifies by his signalture hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and if firm, partnership, corporation, business trust or other organization is involved, then he is construed to mean any person with a firm partnership, corporation, business trust or other organization is involved, then he is construed to mean any person with a firm partnership, corporation, bu		LJ2025			Carter III - 1 Carter II
LEASE NUMBER: PR-4354 COUNTY: FAYETTE ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached) 2. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock, in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement. 3. The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility). 4. The Contractor, as defined in KRS 45A 030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their outly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly sertifient to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, lecords, or other evidence provided representatives, shall have access to any books, documents, papers, records, and administration Cabinet, the Auditor of Public Accounts, or the evidence provided to the contracting agency the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Englisher Research Commission which unless specific information is identified and exempted and agreed to by the Secretary of the Primace and Administration Cabinet the Auditor of Public Accounts, or the Englisher Research Commission which unless specific information is identified and exempted and agreed to by the Secretary of the Primace and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service. 5. The Lessor certifies by his signature hereinafter affixed that he ('he' is construed to mean 'they' if more than one person in involv		2029	2030	2031	2032
PR-4354 COUNTY: FAYETTE ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached) 2. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock, in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement. 3. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock, in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement. 3. The Lessor agrees to notify the Commonwealth of the Lease Agreement. 3. The Lessor agrees to notify the Commonwealth of the Lease Agreement. 4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are dieterly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public releases of the proprietary nature of the information, unless specific information is identified and evempted and agreed to by the Secretary of the Finance and Administration Cabinet shall not restrict the public releases of any information which would otherwise be subject to public release if a state government agency provides the service. The Lessor certifies by his signalure hereinaler affixed that he ("he" is construed to mean "they" if more han one person in involved, and, if a firm, partnership, corporation, bus	The	e annual base rental rate shall rema	in <u>\$16.5</u> per square foot fo	or <u>10912</u> rentable sq	uare feet.
ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached) 2. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (6%) or more in stock, in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement. 3. The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (file safety and ADA accessibility). 4. The Contractor, as defined in KRS 45A 030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence, which are directly pertinent to the contract shall be subject to public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public discourse regardless of the proprietary of the Tinance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service. 5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then The "is construed to mean any person with an interest therein) is legally entitled to enter into contr				333 WALLER A	
2. The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock. in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement. 3. The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (title safety and ADA accessibility). 4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other entirent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted to by the Secretary of the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract the public release of any information which would otherwise be subject to public release if a state government agency provides the service. 5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then the" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing	1		=	LEXINGTON, K	Y
percent (5%) or more in stock, in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement. 3. The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (tife safety and ADA accessibility). 4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to contract for financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service. 5. The Lessor certifies by his signature hereinafter affixed that he ('the' is construed to mean "they' if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then 'he' is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or princi		ADDENDUM ATTACHED:	10 (Lessor must sig	gn Addendum if atta	ached)
4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service. 5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.30 - 45A.	2.	percent (5%) or more in stock.	n partnership, in busines	s trust, or in corporati	
Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public discosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service. 5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved, and, if a firm, partnership, corporation, business trust or other organization is involved, then he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth. Annual Amount \$180,048.00 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE LESSOR CURRENT PHO	3.				Building Codes Enforcement and must comply
and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics. KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth. **Description** **LESSOR*** **Description** **Lessor** **Les	4.	Auditor of Public Accounts, and the to any books, documents, papers, audit or program review. Further agency, the Finance and Administrate directly pertinent to the control unless specific information is idea as meeting the provisions of KI Administration Cabinet shall not re-	the Legislative Research Correcords, or other evidence remore, any books, documentation Cabinet, the Audit act shall be subject to pulatified and exempted and RS 61.878(1)(c) prior to estrict the public release of	ommission, or their duly a, which are directly perfectly perfectly lents, papers, records, or of Public Accounts, or blic disclosure regardle agreed to by the Secrethe execution of the	rauthorized representatives, shall have access innent to this contract for the purpose of financial or other evidence provided to the contracting or the Legislative Research Commission which as of the proprietary nature of the information, tary of the Finance and Administration Cabinet contract. The Secretary of the Finance and
Annual Amount \$180,048.00 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE LESSOR'S CURRENT PHONE NUMBER	5.	and, if a firm, partnership, corpora with an interest therein) is legally performing this contract will not Executive Branch Code of Ethics, or will he realize any unlawful be violated any provision of the car	ntion, business trust or oth entitled to enter into cook be violating either any cook KRS Chapter 11A, or any nefit or gain directly or into mpaign finance law of the	er organization is involuntracts with the Comm inflict of interest statute of other applicable statute directly from it. The Le e Commonwealth, and	red, then her is construed to mean any person onwealth of Kentucky and that by holding and to (KRS 45A.330 - 45A.340 or 45A.990) of the e or principle by the performance of this Lease, ssor further certifies that he has not knowingly that by entering into this Lease Modification
Annual Amount \$180,048.00 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE LESSOR'S CURRENT PHONE NUMBER					ahih4
ATTORNEY, FINANCE & ADMINISTRATION CABINET	An	inual Amount \$180,048.00)	LESSOR	,
ATTORNEY, FINANCE & ADMINISTRATION CABINET	Con	nmonwealth of Kentucky - LEASING AG	ENCY REPRESENTATIVE	/	
LEXINGTON KY 40517	ATT	ORNEY, FINANCE & ADMINISTRATIO	IN CABINET	4	CIMETER DE. SUITE 635 Only If the above Address Is Incorrect LITUA KY 40517
SECRETARY, FINANCE & ADMINISTRATION CABINET	SEC	CRETARY, FINANCE & ADMINISTRATI	ON CABINET		

All correspondence and inquines regarding this Lease Modification Agreement are to be directed to the Division of Real Properties. Bush Building. 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40801-2607, phone (502) 584-2205

Lease No.: PR-3590		County: F	RANKLIN		
Using Agency: Cabinet for Health and Family Services					
	RAIN	NIER FRA	NKFORT ACQUISITIONS LLC		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location: 102 ATHLETIC DR, FRANKFORT, K	Y				
Check One: New Lease Ren	ewal	Modif	fication		
Type Space: Office			Square Foot: \$11.34		
Annual Rental Cost: \$1,127,853.72		Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.76</u>			
Utilities Included: Yes No					
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	☐ No If no, explain why not:		
Effective Date: July 1, 2024		Expiration	Date: June 30, 2029		
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabinet If no, explain:	t comp	olied with sta	atutory requirements: X Yes No		
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal		

B217-8 (Rev. 10/98) April 7, 2010

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

1	 Subject to the limitations impose signature of the parties (or their in FAMILY SERVICES and RAINIE terms and conditions for further in choice on the appropriate line): 	epresentatives), the follo R FRANKFORT ACQUI	owing des SITIONS	scribed Lease Agr LLC, by mutual a	eement by greement	y and betwee , is hereby rei	n HEALTH AND newed at the same	e
	2025	2026		2027		2028 _		
	X 2029 Ala	2030		2031		2032 _		
Th	ne annual base rental rate shall rem	ain \$11.34 per square fo	oot for <u>99</u>	458 rentable so	juare fee	et.		
	LEASE NUMBER: PR-359	0		CATION: 2 ATHLETIC I	DB.			***************************************
	COUNTY: FRANKL			ANKFORT, K				
	ADDENDUM ATTACHED:	NO (Lessor must	sign Ac	ldendum if atta	iched)			
 3. 4. 5. 	with all applicable standards (life The Contractor, as defined in Klauditor of Public Accounts, and to any books, documents, papers audit or program review. Furth agency, the Finance and Adminiare directly pertinent to the contunless specific information is ide as meeting the provisions of Klaudinistration Cabinet shall not a state government agency proving the provisions of the contunity of the contunity of the provisions of Klaudinistration Cabinet shall not a state government agency proving the contraction of the cont	in partnership, in busination of the Lease Agreed is property may be reinstaffly and ADA accessions 45A.030(7), agrees the Legislative Research are records, or other eviderermore, any books, documented and exempted at the service.	ness trus ment. spected bibility). hat the commission ce, which uments, addition of Popublic districted to the extended agreed to the extended agreed to the contracts.	t, or in corporation y the Division of E pontracting agency sion, or their duly hare directly pertipapers, records, oublic Accounts, outlie Accounts, outlie Accounts, outlier Accounts, outlier Accounts, outlier Accounts, outlier Accounts to by the Secretary execution of the conformation which with the Common	the Fina authorize nent to thi or other early of the pary of the contract, would other they early then "they early they ea	ing silent or land and and arepresentate scontract for evidence providence providence and Finance and The Secretarierwise be substituted in the secretarier is construit for the secretarier is construited in the secretarier in the secretarier in the secretarier is construited in the secretarier in the secr	ment and must coment and the purpose of final ided to the contration of the information of the Finance of the Finance of the public release one person in involved to mean any pend that by holding the public in the publ	Non- omply et, the eccess ancial acting which ation, abinet e and ase if
	Executive Branch Code of Ethics or will he realize any unlawful be violated any provision of the cat Agreement he will not be in violated any provision of the cat agreement he will not be in violated.	. KRS Chapter 11A or a	inv other	annlicable statute	or princip	le by the perf	ormance of this Le	ease,
Αı	nnual Amount \$1,127,853	.72		LESSOR POUL	Way S	with, Ir.	Neceiver	intec
Cor	mmonwealth of Kentucky - LEASING A	GENCY REPRESENTATIVE	Ē	LESSOR'S CURRI	ENT PHON	IE NUMBER		
	TORNEY, FINANCE & ADMINISTRATIO			NEW ADDRESS C	nly If the al	bove Address is l	ncorrect	
SE	CRETARY, FINANCE & ADMINISTRAT	ION CABINET						

Lease No.: PR-2829		County: N	Iontgomery		
Using Agency: Cabinet for Health and Family Services					
	MON	NTGOME	RY CO FISCAL COURT		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location:					
108 E LOCUST ST, Mount Sterling, KY	Y				
Check One: New Lease Ren	ewal	Modi	fication		
Type Space: Office			Square Foot: 13.50		
Annual Rental Cost: \$155,844.00			Cost Per Square Foot of Leasedin County: \$15.10		
Utilities Included: Xes No					
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	☐ No If no, explain why not:		
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2025		
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No		
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal		

signature of the parties (or their representatives), the follow FAMILY SERVICES and MONTGOMERY CO FISCAL COL	forth in the original Lease Agreement, and as designated below by ing described Lease Agreement by and between HEALTH AND URT, by mutual agreement, is hereby renewed at the same terms and extend beyond June 30 (please check and initial your choice on the
≥2025 (MH = 2026	2027 2028
	2031 2032
The annual base rental rate shall remain \$13.5 per square foot	
	38, 961.00 Quarterly
LEASE NUMBER: PR-2829	LOCATION: 0
COUNTY:	MOUNT STERLING, KY
MONTGOMERY	CAbout For FAM. & Services
ADDENDUM ATTACHED: NO (Lessor must s	ign Addendum if attached)
percent (5%) or more in stock, in partnership, in busine compliance may result in termination of the Lease Agreem 3. The Lessor acknowledges that his property may be reinsp	pected by the Division of Building Codes Enforcement and must comply
Auditor of Public Accounts, and the Legislative Research (to any books, documents, papers, records, or other evident audit or program review. Furthermore, any books, docu- agency, the Finance and Administration Cabinet, the Aud- are directly pertinent to the contract shall be subject to p- unless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to Administration Cabinet shall not restrict the public release a state government agency provides the service.	at the contracting agency, the Finance and Administration Cabinet, the Commission, or their duly authorized representatives, shall have access ce, which are directly pertinent to this contract for the purpose of financial ments, papers, records, or other evidence provided to the contracting litor of Public Accounts, or the Legislative Research Commission which jublic disclosure regardless of the propietary nature of the information, diagreed to by the Secretary of the Finance and Administration Cabinet of the execution of the contract. The Secretary of the Finance and of any information which would otherwise be subject to public release if
and, if a firm, partnership, corporation, business trust or of with an interest therein) is legally entitled to enter into ic performing this contract will not be violating either any or Executive Branch Code of Ethics, KRS Chapter 11A, or at or will be realize any unlawful benefit or gain directly or in	the ("he" is construed to mean "they" if more than one person in involved ther organization is involved, then "he" is construed to mean any person contracts with the Commonwealth of Kentucky and that by holding and conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the property of the applicable statute or principle by the performance of this Lease indirectly from it. The Lessor further certifies that he has not knowingly the Commonwealth. and that by entering into this Lease Modification ince laws of the Commonwealth.
Annual Amount \$155,844.00	LEGGON
2	
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	859 - 498 - 8707 LESSOR'S CURRENT PHONE NUMBER
ATTORNEY FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only if the above Address is Incorrect
SECRETARY FINANCE & ADMINISTRATION CABINET	

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties. Bush Building, 3rd Floor, 403 Wapping Street, Frankford, Mentucky 40601-2807, phone (502) 584-2205.

Lease No.: PR-3282		County: F	RANKLIN		
Using Agency: Cabinet for Health and Family Services					
	FRA	NKFORT	LEASING AND RENTAL LLC		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location: 677 COMANCHE TRAIL, Frankfort, F	ΚΥ				
Check One: New Lease Ren	ewal	Modi	fication		
Type Space: Office			Square Foot: \$7.55		
Annual Rental Cost: \$116,760.76		Average Cost Per Square Foot of Leased- In Space in County: <u>\$8.76</u>			
Utilities Included: Yes No					
Cancellation Clause: Yes If yes, explain term	s: 30 I	Days	No If no, explain why not:		
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2026		
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabine If no, explain:	t comp	lied with st	atutory requirements: X Yes No		
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal		

1,	Subject to the limitations imposed by law and the terms set f signature of the parties (or their representatives), the followin FAMILY SERVICES and FRANKFORT LEASING AND REN terms and conditions for further periods of twelve (12) month choice on the appropriate line):	g described Lease Agreement by and between HEALTH AN FAL LLC, by mutual agreement, is hereby renewed at the sa	ID ame
	2025 2026 Abb		
	□2029 <u>□</u> 2030 <u>□</u>	2031 2032	
Th	e annual base rental rate shall remain <u>\$7.55</u> per square foot fo	15465 rentable square feet.	
	LEASE NUMBER: PR-3282	LOCATION: 677 COMANCHE TRAIL	
	COUNTY: FRANKLIN	FRANKFORT, KY	
	ADDENDUM ATTACHED: NO (Lessor must sig	n Addendum if attached)	
2.	The Lessor agrees to notify the Commonwealth of all person percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreement.	trust, or in corporation, including silent or limited partner t.	rs. Non
3.	The Lessor acknowledges that his property may be reinspe with all applicable standards (life safety and ADA accessibility)	led by the Division of Building Codes Enforcement and mus ().	st comply
4.	The Contractor, as defined in KRS 45A.030(7), agrees that Auditor of Public Accounts, and the Legislative Research Coto any books, documents, papers, records, or other evidence audit or program review. Furthermore, any books, documents, papers, records, or other evidence audit or program review. Furthermore, any books, documents agency, the Finance and Administration Cabinet, the Auditoria are directly pertinent to the contract shall be subject to public unless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to a Administration Cabinet shall not restrict the public release of a state government agency provides the service.	mmission, or their duly authorized representatives, shall have which are directly pertinent to this contract for the purpose of ents, papers, records, or other evidence provided to the cord of Public Accounts, or the Legislative Research Commission disclosure regardless of the proprietary nature of the information of the Secretary of the Finance and Administration has execution of the contract. The Secretary of the Finance	e access financia ontracting on which ormation of Cabine
5.	The Lessor certifies by his signature hereinafter affixed that hand, if a firm, partnership, corporation, business trust or other with an interest therein) is legally entitled to enter into corperforming this contract will not be violating either any corexecutive Branch Code of Ethics, KRS Chapter 11A, or any or will he realize any unlawful benefit or gain directly or indiviolated any provision of the campaign finance law of the Agreement he will not be in violation of the campaign finance.	r organization is involved, then "he" is construed to mean an aracts with the Commonwealth of Kentucky and that by hold lict of interest statute (KRS 45A.330 - 45A.340 or 45A.99) other applicable statute or principle by the performance of the tectly from it. The Lessor further certifies that he has not known and that by entering into this Lesson Moreon wealth, and that by entering into this Lesson Moreon wealth.	y persor ding and 0) of the is Lease
		FRANKFORT LEASING AND RENTHL	_
٩r	inual Amount \$116,760.76		
Con	nmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	(502) 803-1980 LESSOR'S CURRENT PHONE NUMBER	_
_		NEW ADDRESS Only if the above Address is incorrect	_
\ I	FORNEY, FINANCE & ADMINISTRATION CABINET		

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lease No.: PR-3665		County: B	SARREN
Using Agency: Cabinet for Health and Family Services			
	SIMI	PSON DEV	ELOPMENT CORP
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 746 E MAIN ST, GLASGOW, KY			
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office		Cost Per Square Foot: \$6.65	
Annual Rental Cost: \$137,987.52		Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.40</u>	
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain terms: 30 I		Days	☐ No If no, explain why not:
Effective Date: July 1, 2024		Expiration Date: June 30, 2032	
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabine If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

FAMILY SERVICES and SIMPS	epresentatives), the follow ON DEVELOPMENT COR	t forth In the original Lease Agreement, and as designated below by ving described Lease Agreement by and between HEALTH AND RP, by mutual agreement, is hereby renewed at the same terms and extend beyond June 30 (please <u>check</u> and <u>initial</u> your choice on the			
□2025 <u> </u>	2026				
2029	2030	_			
The annual base rental rate shall ren	nain <u>\$6.65</u> per square foot	for <u>20750</u> rentable square feet.			
LEASE NUMBER: PR-3665		LOCATION: 746 E MAIN ST			
COUNTY: BARRE	N	GLASGOW, KY			
ADDENDUM ATTACHED:	NO (Lessor must si	ign Addendum if attached)			
The Lessor agrees to notify the percent (5%) or more in stock, compliance may result in terminal.	in partnership, in busines	ons owning, or upon any change or transfer of ownership involving five ss trust, or in corporation, including silent or limited partners. Non-ent.			
	nis property may be reinson	ected by the Division of Building Codes Enforcement and must comply			
4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duty authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly perlinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.					
5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.					
Annual Amount \$137,987.52	2	SIMPSON DEVELOPMENT COAP LESSOR Daniel C. Sigron PRESIDENT			
Commonwealth of Kentucky - LEASING AG	ENCY REPRESENTATIVE	270 - 590 - 1499 LESSOR'S CURRENT PHONE NUMBER			
		NEW ADDRESS Only If the above Address is incorrect			
ATTORNEY, FINANCE & ADMINISTRATIO	N CABINET				
SECRETARY, FINANCE & ADMINISTRATIO	ON CABINET				

All correspondence and inquines regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Bush Building, 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone (502) 564-2205

Lease No.: PR-3855		County: B	OURBON
Using Agency: Cabinet for Health and Family Services			
	CITY	OF PAR	IS
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 525 HIGH ST, PARIS, KY			
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office		Cost Per Square Foot: \$13.20	
Annual Rental Cost: \$109,230.00		Average Cost Per Square Foot of Leased-In Space in County: \$13.20 (single lease)	
Utilities Included: Xes No			
Cancellation Clause: Yes If yes, explain terms: 30 D		Days	No If no, explain why not:
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2026
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet complied with statutory requirements: X Yes No If no, explain:			
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

•	FAMILY SERVICES and CITY OF PARIS, by mutual agree	forth in the original Lease Agreement, and as designated below by ing described Lease Agreement by and between HEALTH AND ment, is hereby renewed at the same terms and conditions for further 0 (please check and initial your choice on the appropriate line):		
	✓2025 JP ✓ 2026 JP	2027 2028		
	2029 2030	2031 2032		
Ti	ne annual base rental rate shall remain \$13.2 per square foot fo	or <u>8275</u> rentable square feet.		
	LEASE NUMBER: PR-3855	LOCATION: 525 HIGH ST PARIS, KY		
	COUNTY: BOURBON			
	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)		
2.	The Lessor agrees to notify the Commonwealth of all person percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreement	ns owning, or upon any change or transfer of ownership involving five s trust, or in corporation, including silent or limited partners. Non-		
3.		cted by the Division of Ruilding Codes Enforcement and an at		
4.	to any books, documents, papers, records, or other evidence audit or program review. Furthermore, any books, documagency, the Finance and Administration Cabinet, the Audito are directly pertinent to the contract shall be subject to pub unless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to the	the contracting agency, the Finance and Administration Cabinet, the ammission, or their duly authorized representatives, shall have access which are directly pertinent to this contract for the purpose of financial ents, papers, records, or other evidence provided to the contracting or of Public Accounts, or the Legislative Research Commission which olic disclosure regardless of the proprietary nature of the information, agreed to by the Secretary of the Finance and Administration Cabinet the execution of the contract. The Secretary of the Finance and fany information which would otherwise be subject to public release if		
5.	The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involve and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding an performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Leas or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowing violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.			
Ar	nnual Amount \$109,230.00	LESSOR Runner		
Con	nmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	869-987-2110 LESSOR'S CURRENT PHONE NUMBER		
ĀΠ	FORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only if the above Address is Incorrect		

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lease No.: PR-4460		County: P	ULASKI
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES			
	EAG	LE CREE	K PROPERTIES LLC
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 67 EAGLE CREEK DR, SOMERSET,	KY		
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office			Square Foot: \$9.00
Annual Rental Cost: \$173,997.00		Average Cost Per Square Foot of Leased-In Space in County: \$10.46	
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain terms: 30 I		Days	No If no, explain why not:
Effective Date: July 1, 2024		Expiration Date: June 30, 2025	
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

•	FAMILY SERVICES and EAGLE CREEK PROPERTIES !!	forth in the original Lease Agreement, and as designated below by ing described Lease Agreement by and between HEALTH ANDC, by mutual agreement, is hereby renewed at the same terms and extend beyond June 30 (please check and initial your choice on the			
	\boxtimes 2025 $\underline{\beta}$ \square 2026 $\underline{\hspace{1cm}}$	2027			
		2031 2032			
Ti	ne annual base rental rate shall remain \$9 per square foot for	19333 rentable square feet.			
	LEASE NUMBER: PR-4460	LOCATION: 67 EAGLE CREEK DR			
	COUNTY: PULASKI	SOMERSET, KY			
	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)			
2.	The Lessor agrees to notify the Commonwealth of all perso percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreeme	ons owning, or upon any change or transfer of ownership involving five is trust, or in corporation, including silent or limited partners. Non-nt.			
3.	The Lessor acknowledges that his property may be reinspe with all applicable standards (life safety and ADA accessibility).	cted by the Division of Building Codes Enforcement and must comply ity).			
4.	4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.				
5.	The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.				
An	nual Amount \$173,997.00	Bol M. C. Opin 2/19/24			
Con	rnonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NUMBER			
ĀTT	ORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only if the above Address is incorrect			
SEC	RETARY, FINANCE & ADMINISTRATION CABINET				
All co	connected and in the second of the second				

All correspondence and inquiries regarding this Lesse Modification Agreement are to be directed to the Division of Real Properties, Bush Building 3rd Floor 403 Wapping Street, Frankfort Kentucky 40601-2607 phone (502) 564-2205

Lease No.: PR-4487		County: L	LETCHER
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES			
	CHII	LDERS OI	L CO INC
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 415 HWY 2034, WHITESBURG, KY			
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office		Cost Per Square Foot: \$9.26	
Annual Rental Cost: \$178,579.12		Average Cost Per Square Foot of Leased- In Space in County: \$11.39	
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain terms: 30 I		Days	☐ No If no, explain why not:
Effective Date: July 1, 2024		Expiration Date: June 30, 2025	
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose tl	nis lessor: Lease renewal

1	FAMILY SERVICES and CHILDERS OIL CO INC. by mutus	forth in the original Lease Agreement, and as designated below by ing described Lease Agreement by and between HEALTH AND all agreement, is hereby renewed at the same terms and conditions for June 30 (please check and initial your choice on the appropriate			
	□ 2025 <u> </u>				
		2031 2032			
Th	ne annual base rental rate shall remain \$9.26 per square foot fo	or <u>19285</u> rentable square feet.			
	LEASE NUMBER: PR-4487	LOCATION:			
-	COUNTY:	415 HWY 2034 WHITESBURG, KY			
	LETCHER				
	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)			
2.	The Lessor agrees to notify the Commonwealth of all perso percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreeme	ns owning, or upon any change or transfer of ownership involving five s trust, or in corporation, including silent or limited partners. Non-nt.			
3.	 The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility). 				
4.	4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financia audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.				
5.	The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.				
An	nual Amount \$178,579.12	Stephanie Johnson Children VII Co.			
Con	nmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NUMBER			
ĀΠ	ORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only if the above Address is incorrect			
5					

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lease No.: PR-5373		County: V	VARREN
Using Agency: CABINET FOR HEALT	H AN	D FAMILY	Y SERVICES
	J. AI	LLEN BUI	LDERS INC
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 356 SUWANNEE TRAIL CT, BOWLIN	NG GI	REEN, KY	
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office			Square Foot: \$13.42
Annual Rental Cost: \$582,803.76		_	Cost Per Square Foot of Leasedin County: \$13.83
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	☐ No If no, explain why not:
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2032
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

1.	signature of the parties (or their representatives), the followin FAMILY SERVICES and J. ALLEN BUILDERS INC, by mutu	orth in the original Lease Agreement, and as designated below by an described Lease Agreement by and between HEALTH AND all agreement, is hereby renewed at the same terms and conditions and June 30 (please <u>check</u> and <u>initial</u> your choice on the appropriate
		2027 2028
	2029 2030	20312032
The	e annual base rental rate shall remain \$13.42 per square foot	for <u>43428</u> rentable square feet.
	LEASE NUMBER: PR-5373	LOCATION: 356 SUWANNEE TRAIL CT
	COUNTY: WARREN	BOWLING GREEN, KY
	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)
 3. 4. 	percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreement. The Lessor acknowledges that his property may be reinspe with all applicable standards (life safety and ADA accessibility. The Contractor, as defined in KRS 45A.030(7), agrees that Auditor of Public Accounts, and the Legislative Research Coto any books, documents, papers, records, or other evidence audit or program review. Furthermore, any books, documagency, the Finance and Administration Cabinet, the Auditorare directly pertinent to the contract shall be subject to put unless specific information is identified and exempted and as meeting the provisions of KRS 61.878(1)(c) prior to Administration Cabinet shall not restrict the public release of a state government agency provides the service. The Lessor certifies by his signature hereinafter affixed that hand, if a firm, partnership, corporation, business trust or othe with an interest therein) is legally entitled to enter into corperforming this contract will not be violating either any conference of Executive Branch Code of Ethics, KRS Chapter 11A, or any or will he realize any unlawful benefit or gain directly or indirectly or ind	ected by the Division of Building Codes Enforcement and must comply ity). It the contracting agency, the Finance and Administration Cabinet, the formission, or their duly authorized representatives, shall have access as, which are directly pertinent to this contract for the purpose of financial tents, papers, records, or other evidence provided to the contracting for of Public Accounts, or the Legislative Research Commission which bolic disclosure regardless of the proprietary nature of the information, agreed to by the Secretary of the Finance and Administration Cabinet the execution of the contract. The Secretary of the Finance and if any information which would otherwise be subject to public release if the ("he" is construed to mean "they" if more than one person in involved; her organization is involved, then "he" is construed to mean any person intracts with the Commonwealth of Kentucky and that by holding and inflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the other applicable statute or principle by the performance of this Lease, directly from it. The Lessor further certifies that he has not knowingly be Commonwealth, and that by entering into this Lease Modification
M.ECC	nnual Amount \$582,803.76 mmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NUMBER
ΑT	TORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above Address Is Incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lease No.: PR-5720		County: C	GRAVES
Using Agency: CABINET FOR HEALT	H AN	D FAMILY	Y SERVICES
	PRO	PERTY D	EVELOPMENT ACCOUNT
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 351 CHARLES DRIVE, MAYFIELD, F	ΚΥ		
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office			Square Foot: \$15.25
Annual Rental Cost: \$113,002.52		_	Cost Per Square Foot of Leasedin County: <u>\$15.77</u>
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain term	s: 30 I	Days	☐ No If no, explain why not:
Effective Date: July 1, 2024		Expiration	Date: June 30, 2032
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabine If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

1	FAMILY SERVICES and PRO	OPERTY DEVEL OPMENT AC	Ving described Lease Agre	e Agreement, and as designated below by eement by and between HEALTH AND ement, is hereby renewed at the same terms 30 (please <u>check</u> and <u>initial</u> your choice on
	2025		_	2028
	2029	2030	2031	1 2032 Para
Th	ne annual base rental rate shall	remain <u>\$15.25</u> per square foo	t for <u>7410</u> rentable squ	are feet.
	LEASE NUMBER:	720	LOCATION:	
-		720	351 CHARLES D MAYFIELD, KY	PRIVE
	COUNTY: GRA	VES	WATITED, KI	
	ADDENDUM ATTACHE	D: NO (Lessor must s	ign Addendum if attac	ched)
 3. 4. 	compliance may result in term The Lessor acknowledges the with all applicable standards of the Contractor, as defined in Auditor of Public Accounts, as to any books, documents, papaudit or program review. Fur agency, the Finance and Adrare directly pertinent to the counless specific information is as meeting the provisions of Administration Cabinet shall real state government agency put a state government agency put a state government agency put a firm, partnership, con with an interest therein) is leg performing this contract will resecutive Branch Code of Ethor will he realize any unlawful	at his property may be reinspired this property may be reinspired at his property may be reinspired at his property may be reinspired at his property may be reinspired and the Legislative Research Coursers, records, or other evidence of thermore, any books, documninistration Cabinet, the Audit contract shall be subject to put identified and exempted and for KRS 61.878(1)(c) prior to not restrict the public release of covides the service. Inature hereinafter affixed that is poration, business trust or oth gally entitled to enter into contract the public release of the property of the campaign finance law of the plation of the campaign finance	ected by the Division of B lity). If the contracting agency, commission, or their duly a e, which are directly pertin nents, papers, records, or for of Public Accounts, or blic disclosure regardless agreed to by the Secretar the execution of the coof any information which we he ("he" is construed to me ter organization is involved intracts with the Common inflict of interest statute (I or other applicable statute of directly from it. The Lessies Commonwealth, and the	change or transfer of ownership involving fiven, including silent or limited partners. Non-uniding Codes Enforcement and must comply the Finance and Administration Cabinet, the authorized representatives, shall have access tent to this contract for the purpose of financial of other evidence provided to the contracting the Legislative Research Commission which is of the proprietary nature of the information, my of the Finance and Administration Cabinet intract. The Secretary of the Finance and vould otherwise be subject to public release if the ean "they" if more than one person in involved; d, then "he" is construed to mean any person in wealth of Kentucky and that by holding and KRS 45A.330 - 45A.340 or 45A.990) of the per principle by the performance of this Lease, or further certifies that he has not knowingly that by entering into this Lease Modification that the performance of the contraction is the performance of the contraction is the performance of this Lease, or further certifies that he has not knowingly that by entering into this Lease Modification is the performance of the performance of the performance of this Lease, or further certifies that he has not knowingly that by entering into this Lease Modification is the performance of the
Con	nmonwealth of Kentucky - LEASING	AGENCY REPRESENTATIVE	LESSOR'S CURRE	NT PHONE NUMBER
ĀTT	ORNEY FINANCE & ACMINISTRA	TION CAPINET	NEW ADDRESS On	nly If the above Address is Incorrect
AII	ORNEY, FINANCE & ADMINISTRA	TION CABINET	<u> </u>	
SEC	RETARY, FINANCE & ADMINISTR	ATION CABINET		

Lease No.: PR-5412		County: D	OAVIESS
Using Agency: CORRECTIONS			
	121 F	EAST SEC	OND STREET, LLC
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 121 EAST 2ND STREET, OWENSBOR	RO, KY	Y	
Check One: New Lease Ren	ewal	Modi	fication
Type Space: Office			Square Foot: \$13.25
Annual Rental Cost: \$116,043.52		_	Cost Per Square Foot of Leasedin County: \$11.78
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain term	s: 30 E	Days	☐ No If no, explain why not:
Effective Date: July 1, 2024		Expiration	Date: June 30, 2028
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

1	Subject to the limitations imposed	1 by law and the town		ACACE MEN	Ξ.
				ease Agreement, and as designated Agreement by and between CORREC the same terms and conditions for ful Initial your choice on the appropriate	
	2025	2026	_ 2027 _	🗹 2028	_
	2029	2030	_	2032	
Th	e annual base rental rate shall rema	in \$13.25 per square fo	ot for <u>8758</u> rentable s	quare feet.	
	LEASE NUMBER: PR-5412		LOCATION:		
	COUNTY: DAVIESS		121 EAST 2NI OWENSBORG), KY	
	ADDENDUM ATTACHED: N	O (Lessor must s	sign Addendum if at	tached)	
	compliance may result in terminate	on of the Lease Agreem	ent.	by change or transfer of ownership in tion, including silent or limited partn	ers. Non-
3	The Lessor acknowledges that his with all applicable standards (life as	property may be reinsp afety and ADA accessib	ected by the Division o	Building Codes Enforcement and m	ust comply
4	audit or program review. Furthern agency, the Finance and Administrate directly pertinent to the contract unless specific information is identificated.	scords, or other sydeno more, any books, docur- ation Cabinet, the Audid at shall be subject to pu- fied and exempted and 5. 61.878(1)(c) pnor to	e, which are directly per nents, papers, records for of Public Accounts, blic disclosure regardle agreed to by the Secre	by, the Finance and Administration C y authorized representatives, shall he tinent to this contract for the purpose or other evidence provided to the c or the Legislative Research Commis- as of the proprietary nature of the in tary of the Finance and Administratic contract. The Secretary of the Fin would otherwise be subject to public	of financial contracting sion which formation,
	performing this contract will not be Executive Branch Code of Ethics, I/I or will be realize any unloaded because	entitled to enter into co violating either any co RS Chapter 11A, or any fit or gain directly or ind	ntracts with the Comminities of interest statute other applicable statute largety from it. The Les	nean "they" if more than one person in red, then "he" is construed to mean a proveably of Kentucky and that by ho (KRS 454.330 - 45A.340 or 45A.9) to or principle by the performance of the soor further certifies that he has not it that by entening into this Lease Mo- realth.	ny person olding and 90) of the
Ann	ual Amount \$116,043.52		LESSOR COL	bas. Alaz	***
omm	onwealth of Kentucky - LEASING AGEN	CY REPRESENTATIVE	27c	D-316-5831 ENT PHONE NUMBER	_
TTOF	INEY, FINANCE & ADMINISTRATION C	ABINET	NEW ADDRESS O	ntily If the above Address is incorrect	ing .
ECRE	TARY, FINANCE & ADMINISTRATION (CABINET			-
come	pondence and inquiries regarding the Lease anklort, Kentucky 40601-2607, phone (502) 54	Modification Agreement are to 84-2205) he directed to the Owision of	Real Properties Bush Bullsting, 3rd Floor 403	Magno

Lease No.: PR-5095		County: F	AYETTE
Using Agency: PUBLIC ADVOCACY			
	HM S	SHORT ST	TREET LLC
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Duranta I and in a			
Property Location: 163 WEST SHORT STREET, LEXING	TON,	KY	
Check One: New Lease Rend	ewal	Modi	fication
Type Space: Office			Square Foot: \$14.50
Annual Rental Cost: \$261,130.52			Cost Per Square Foot of Leasedin County: \$17.16
Utilities Included: Yes No			
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	No If no, explain why not:
Effective Date: July 1, 2024		Expiration	n Date: June 30, 2025
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet If no, explain:	comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

1,	signature of the parties (or their representatives), the following	forth in the original Lease Agreement, and as designated below by ng described Lease Agreement by and between PUBLIC ADVOCACY reby renewed at the same terms and conditions for further periods of <u>check</u> and <u>initial</u> your choice on the appropriate line).			
	□ 2025 BH □ 2026	2027			
	2029 2030	2031 2032			
Th	e annual base rental rate shall remain \$14.5 per square foot fo	or <u>18009</u> rentable square feet.			
	LEASE NUMBER: PR-5095	LOCATION: 163 WEST SHORT STREET			
	COUNTY: FAYETTE	LEXINGTON, KY			
	ADDENDUM ATTACHED: NO (Lessor must sign	gn Addendum if attached)			
2.	The Lessor agrees to notify the Commonwealth of all person percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreement	ons owning, or upon any change or transfer of ownership involving five as trust, or in corporation, including silent or limited partners. Non-ent.			
3.	 The Lessor acknowledges that his property may be reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility). 				
4.	4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.				
5.	5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.				
	1.0004.400.50	Dun Jun			
AI	nnual Amount \$261,130.52				
Со	mmonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	857-621-/538 LESSOR'S CURRENT PHONE NUMBER			
ĀT	TORNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only If the above Address is Incorrect			
SE	CRETARY, FINANCE & ADMINISTRATION CABINET				

Lease No.: PR-5683		County: J	EFFERSON
Using Agency: TRANSPORTATION			
		ISVILLE/. ERMENT	JEFFERSON CO METRO
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary			
Property Location: 3501 ROGER E SCHUPP STREET, LO	DUISV	TLLE, KY	
Check One: New Lease Ren	ewal	Modif	fication
Type Space: Office			Square Foot: \$15.00
Annual Rental Cost: \$113,910.00		_	Cost Per Square Foot of Leasedin County: \$12.79
Utilities Included: Xes No			
Cancellation Clause: Yes If yes, explain terms	s: 30 E	Days	☐ No If no, explain why not:
Effective Date: July 1, 2024		Expiration Date: June 30, 2025	
Justification for Lease: Lease renewal			
Has the Finance & Administration Cabinet If no, explain:	t comp	lied with st	atutory requirements: X Yes No
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal

1.	 Subject to the limitations imposed by law and the terms set forth in the original Lease Agreement, and as designated below by signature of the parties (or their representatives), the following described Lease Agreement by and between TRANSPORTATION and LOUISING DESCRIPTION OF TRANSPORTATION by mutual agreement, is hereby renewed at the same terms and conditions for further periods of twelve (12) months not to extend beyond June 30 (please <u>check</u> and <u>initial</u> your choice on the appropriate line): 					
	2025 2026	2027 2028				
	2029 2030	2031 2032				
The	e annual base rental rate shall remain	TELECTRIAL SQUARE LOCK.				
	LEASE NUMBER: PR-5683	LOCATION:				
	COUNTY: JEFFERSON	LOUISVILLE, KY				
L	ADDENDUM ATTACHED: NO (Lessor must sig	gn Addendum if attached)				
2.	The Lessor agrees to notify the Commonwealth of all perso percent (5%) or more in stock, in partnership, in busines compliance may result in termination of the Lease Agreeme	ns owning, or upon any change or transfer of ownership involving five is trust, or in corporation, including silent or limited partners. Non-nt.				
3.	The Lessor acknowledges that his property may be reinspe with all applicable standards (life safety and ADA accessibility).	cted by the Division of Building Codes Enforcement and must comply (y) .				
4.	4. The Contractor, as defined in KRS 45A.030(7), agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet and International Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.					
5.	The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in Involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.					
An	nual Amount \$113,910.00	Much Jul 2-6-24				
Com	monwealth of Kentucky - LEASING AGENCY REPRESENTATIVE	LESSOR'S CURRENT PHONE NUMBER				
ATTO	DRNEY, FINANCE & ADMINISTRATION CABINET	NEW ADDRESS Only if the above Address is Incorrect				
SEC	RETARY, FINANCE & ADMINISTRATION CABINET					



Andy Beshear
GOVERNOR

FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES DIVISION OF REAL PROPERTIES

Bush Building, 3rd Floor 403 Wapping Street Frankfort, Kentucky 40601 Phone: (502) 564-2205 Fax: (502) 564-8108 Holly M. Johnson
SECRETARY

Sam Ruth

Natalie W. Brawner

<u>MEMORANDUM</u>

TO:

Katherine Halloran, Committee Staff Administrator

Capital Projects and Bond Oversight Committee

FROM:

Natalie W. Brawner, Director

Division of Real Properties

DATE:

March 7, 2024

SUBJECT:

PR-5711, Jefferson County

Board of Accountancy

As outlined, attached please find notification of a lease modification reflecting amortization of monies that is being processed by the Leased Properties Branch:

PR-5711, Jefferson County

If you have any questions or require additional information concerning this matter, please advise.

NWB/BGR/br Attachment

Cc:

Capital Construction Log

OSBD

PR-5711 File

NWB



LEASE MODIFICATION AMORTIZATION EXCEEDING \$50,000.00

County: Jefferson			
County. Jenerson			
Hurstbourne Office Park LLC			
rkway, Louisville, KY, 40222			
Square Feet: 2 556			
Square Feet: 2,556			
Contract Expiration: June 30, 2025			
Square Feet: 2,067			
New Contract Expiration: June 30, 2027			
perive: July 1, 2024 Through June 30, 2027 peroval memo and modification): Please see attached.			
Estimate Details (see attached copies): 1. Kevin D. Cogan/DBA Hurstbourne Office Park LLC 2. Jefferson Development Group \$50,524.59 \$52,244.59			

B217-6 (Rev. 10/96)

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Hurstbourne Office Park LLC	PR NUMBER, COUNTY	PR-5711, Jefferson County
		VENDOR NUMBER	KY0012994
	2650 Technology Drive	AGENCY/DEPARTMENT	Board of Accountancy
	Louisville; KY; 40299-6424	DIVISION	
ADDRESS		DATE	February 4, 2024
		BUILDING CODE #	90411002

- 1. Lease Agreement number **PR-5711**, **Jefferson County**, **dated February 4**, **2024**, is hereby modified as set forth in Paragraph 2.
- 2. This Lease is modified as follows:
 - 1. To amortize the \$50,524.59 cost for renovations to the leased premises per attached estimate from Kevin D. Cogan/DBA Hurstbourne Office Park LLC, same attached and incorporated herein by reference.
 - 2. The amortization effective date will be established by signature of the Director, Division of Real Properties, upon this modification once verification has been received from the using agency that all renovations have been satisfactorily completed and will extend through the lease expiration date June 30, 2027. The effective date for the amortization shall be defined as the first day of the month following the effective date defined below unless the effective date established thereby is the first day of a month.
- 3. All other terms and conditions of the lease remain unchanged.
- 4. The Lessor is required to sign this document and return all copies for further processing.
- 5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

STATE LEASING AGENCY REPRESENTATIVE	Date	LESSOR	Date
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES	Date	ATTORNEY, FINANCE & ADMINISTRATION CABINET	Date
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES	Date	DIRECTOR, DIVISION OF REAL PROPERTIES	
SECRETARY, FINANCE & ADMINISTRATION CABINET	Date	APPROVED THIS DAY OF	_, 20

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Bush Building, 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2205.



Andy Beshear GOVERNOR

FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES DIVISION OF REAL PROPERTIES

Bush Building, 3rd Floor 403 Wapping Street Frankfort, Kentucky 40601 Phone: (502) 564-2205 Fax: (502) 564-8108 Holly M. Johnson
SECRETARY

Sam Ruth

Natalie W. Brawner

MEMORANDUM

TO:

Natalie Brawner, Director Division of Real Properties

FROM:

Bias Redding, Resource Management Analyst

Division of Real Properties

DATE:

February 4, 2024

SUBJECT:

PR-5711, Jefferson County Board of Accountancy

The Board of Accountancy presently leases 2,556 square feet of space leased at a rental rate of \$9.09 per square foot (\$23,226.00 annually), including utilities and janitorial services, with term expiring June 30, 2025 (reference PR-3963, Jefferson County). The Board submitted a request to obtain permanent replacement space due to the facility they presently occupy at 332 Broadway, Louisville KY suffering from multiple maintenance deficiencies and is presently in receivership. The space request from the Board indicated a need for approximately 2,246 square feet of space and a review of properties currently leased by the Commonwealth indicated that suitable space to accommodate this request was available in the facility containing a previously awarded lease for the Division of Building Code (reference PR-4836, Jefferson County).

The renovations necessary to accommodate the Board within the proposed space requires some demolition and renovation (e.g., demo/installation of framing and drywall, upgrade of electrical services, flooring, and painting). Based on the scope of work and the cost of renovations to convert the space in a manner that satisfies current specification requirements for the Board the lessor has requested that the Board absorb the renovation cost. In accordance with applicable provisions of KRS 56.813(2), the lessor has provided an estimate for renovations/construction (\$50,524.59 from the lessor Kevin D. Cogan/DBA Hurstbourne Office Park LLC). The Board has recommended acceptance of the bid from Kevin D. Cogan/DBA Hurstbourne Office Park LLC for \$50,524.59 with this amount amortized over the term of the lease.



Memo to: Natalie W. Brawner, Director PR 5711, Jefferson County Board of Accountancy February 4, 2024 Page Two

In accordance with applicable provisions of KRS 56.813(1), the attached lease agreement therefore provides for the use of 2,067 square feet of office space at a rental rate of \$11.75 per square foot (\$24,287.28 annually), excluding electric and janitorial services with a term expiring June 30, 2027. In accordance with applicable provisions of KRS 56.813(2), the attached lease modification agreement then provides for the amortization of \$50,524.59 in renovation expenses per estimate submitted by Kevin D. Cogan/DBA Hurstbourne Office Park LLC. The anticipated amortization period of thirty-six (36) months results in estimated annual amortization costs of \$16,841.52 and a total estimated annual lease cost of \$41,128.80. Capital Projects & Bond Oversight Committee reporting is required for the proposed lease modification and your approval of the attached lease agreement and lease modification agreement is recommended to secure suitable space as requested by the Board of Accountancy.

Should you require additional information, please advise.

NWB/BGR/br Attachment

APPROVED: Mattulia Brauner

Natalie W. Brawner, Director

带

		Hurstborne Office Park LLC										
Borrower:	ver:	Board of Accountancy								Requisition:		
Project:	نډ	312 Whittington Pkwy	Revised 10/19/23				Usable Area:	2,367		Date		Budget \$ /sf
Item No.	Code	Item Description	Scheduled Value (Budget)	Current Changes	Total Changes	Revised Value (Budget)	Previous Applications	This Application	Total Completed & Drawn to Date	Percent Complete	Balance to Finish + Retainage	
∢	8	O	٥	Ш	ш	O	I	_	r	ㅗ		
						(D + F)	(J prev. draw)		(H + I)	(J / G)	(G-J)	
		Division 0 - Pre Construction										
	20600	Construction Management Fee (7%)	0.00	0.00	00.00	0.00	0.00	00.00	0.00	#DIV/0!	0.00	\$0.00
	00921	Architect/Printing/Reproduction	0.00	0.00	00.00	0.00	0.00	00.00	0.00	#DIV/0!	0.00	\$0.00
	00937	Licenses & Permits	0.00	0.00	00.00	0.00	0.00	00.00	0.00	#DIV/0!	00:00	\$0.00
		Division 1 - General Requirements										
	01045	General Conditions (3.0%)	0.00	0.00	00.00	0.00	0.00	00.00	0.00	#DIV/0!	0.00	\$0.00
	01207	Contingency (3.0%)	1,471.59	0.00	00.00	1,471.59	0.00	00.00	0.00	%0.0	1,471.59	\$0.62
	01250	Demolition-Walls and ceilings	1,000.00	0.00	00.00	1,000.00	0.00	00.00	00.00	%0.0	1,000.00	\$0.42
	01250	Demolition-Flooring	1,692.24	0.00	0.00	1,692.24	0.00	00.00	0.00	%0.0	1,692.24	\$0.71
		Division 2 - Site Construction										
			0.00	0.00	0.00	0.00	0.00	00.00	0.00	#DIV/0i	0.00	\$0.00
		Division 3 - Concrete										
			00.0	0.00	0.00	0.00	0.00	00'0	00.00	#DIV/0i	0.00	\$0.00
		Division 4 - Masonry										
			0.00	0.00	00.00	00.00	0.00	00.00	0.00	#DIV/0i	0.00	\$0.00
		Division 5 - Metals										
		Frame - Labor & Material	0.00	0.00	00.00	00.00	0.00	00.00	00.00	#DIV/0!	0.00	\$0.00
,		Division 6 - Wood & Plastics										
		Frame - Labor & Material	00.00	0.00	00.00	0.00	0.00	00.00	00.00	#DIV/0!	0.00	\$0.00
		Trim Material-	0.00	0.00	00.00	0.00	0.00	00.00	00.00	#DIV/0i	0.00	\$0.00
		Casework-	350.00	0.00	0.00	350.00	0.00	00.00	00.00	%0.0	350.00	\$0.15
	06105	Miscellaneous Carpentry	250.00	0.00	00.00	250.00	0.00	00.00	00.00	%0.0	250.00	\$0.11
		Division 7 - Thermal & Moisture Protect.										
		Insulation -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0i	0.00	\$0.00
		Division 8 - Doors & Windows										
	08110	Doors Mat.	2,500.00	0.00	0.00	2,500.00	0.00	0.00	0.00	%0.0	2,500.00	\$1.06

\$0.00	\$0.00	\$0.19		\$0.13	\$0.00	\$0.00	\$2.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02	\$0.44	\$0.00	\$0.00	\$5.09	\$0.00	\$0.00	\$0.00	\$0.51	\$3.58	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
0.00	00.00	440.96		300.00	0.00	0.00	4,789.00	0.00	0.00	0.00	00.00	0.00	0.00	50.00	1,050.00	00.00	00.00	12,050.80	0.00	0.00	0.00	1,200.00	8,480.00	0.00		0.00		0.00		0.00		0.00
#DIV/0!	#DIV/0i	%0.0		%0:0	#DIV/0i	#DIV/0i	%0.0	#DIV/0i	#DIV/0i	#DIV/0i	%0.0	#DIV/0i	%0.0	%0.0	%0.0	#DIV/0i	#DIV/0i	%0.0	%0.0	#DIV/0i	#DIV/0i	%0.0	%0.0	#DIV/0i		#DIV/0i		#DIV/0i		#DIV/0i		#DIV/0i
0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00
0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00
9.0	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00
0.00	0.00	440.96		300.00	0.00	0.00	4,789.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	1,050.00	0.00	0.00	12,050.80	0.00	0.00	0.00	1,200.00	8,480.00	00:00		0.00		0.00		0.00		0.00
0.00	00.00	00.0		00:00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00:00	00.00	00.00	00:00	00.00	00.00	00.00	00:00	00:00	00:00	00.00		00:00		00.00		0.00		0.00
0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00
0.00	00.00	440.96		300.00	0.00	0.00	4,789.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	1,050.00	0.00	00.00	12,050.80	00.00	0.00	00.00	1,200.00	8,480.00	00.00		00.00		00.00		00.00		0.00
Door Frames Mat Common	Trim/Cased Openings/Base- Material	Doors - Hardware, Stops, Closer	Division 9 - Finishes	Finish Carpentry Labor- Doors/Trims/Base	Finish Carpentry Labor- Doors/Trim Com.	Wood Base Mat- bathrooms/Hall Common	Walls- Steel Studs, blocking, Insul. & DW	Walls- Steel Studs, Insul. & DW-common	Blinds (x16)	Bathroom Vanities- Men & Women	Bathroom Vanity Top- Men & Women	Bathroom Vanity Mirror- Men & Women	Cabinets - Remove/Re-install	Cabinet - Hardware & Material	Countertops - Material/ Installs	Acoustical Tile Ceilings	Acoustical Tile Ceilings- Common	Vinyl Flooring (LVP) L&M- Common	Vinyl Flooring (LVP) L&M-Lobby & Bathroom	Carpet Flooring - Materials (Tiles)	Carpet Flooring - Labor	Cove Base L&M	Interior Painting	Interior Painting- specialty	Division 10 - Specialties		Division 11 - Equipment		Division 12 - Furnishings		Division 13 - Special Construction	
08110	08211	09262		09250	09250		09255	09255	09261				09263		09275	09512	09512	99960		08960	9680-500		03920	03650								

			00.00	00.00	0.00	0.00	00.00	0.00	00.00	#DIV/0i	0.00	\$0.00	
		Division 15 - Mech. & Plumb											
	15050	HVAC- Quote	1,000.00	00.00	0.00	1,000.00	00.00	0.00	00:00	%0.0	1,000.00	\$0.42	
	15400	Plumbing - Labor & Material	200.00	00.00	0.00	200.00	00.00	00:00	00.00	%0:0	500.00	\$0.21	
	15440	Plumbing - Fixtures	0.00	00.00	0.00	0.00	00.0	00.00	00.00	#DIV/0i	0.00	\$0.00	
	15440	Bath Acces Grap Bars & Partitions	0.00	00.00	0.00	0.00	0.00	0.00	00.00	%0.0	00.00	\$0.00	
		Division 16 - Electrical											
	16001	Electrical	13,400.00	00.00	0.00	13,400.00	00.0	00:00	00.00	%0.0	13,400.00	\$5.66	
	16515	Interior Lighting	0.00	00.00	0.00	00:0	00.0	00.00	00.00	%0.0	00.00	\$0.00	
		Division 17 - Other											
			00.00	00.00	0.00	00:00	00:00	0.00	00.00	%0.0	00.00	\$0.00	
		Total Uses	\$ 50,524.59	0.00	00.00	50,524.59	0.00	0.00	0.00	0.00	\$ 50,524.59	\$21.35	
1			NOTE: C	tuote does r	not include	moving any exis	sting voice and	Quote does not include moving any existing voice and data eqiupment					
			NOTE:										

NOTE:

Bold Numbers

Represents....selection still needs to be made

N

JEFFERSON DEVELOPMENT GROUP

Code Item Description B C Division 0 - Pre Construction 00907 Construction Management Fee (7%) 00921 Architect/Printing/Reproduction 00937 Licenses & Permits Division 1 - General Requirements 01045 General Conditions (3.0%) 01207 Contingency (3.0%) 01250 Demolition-Walls and ceilings 01250 Demolition-Flooring Division 2 - Site Construction Division 3 - Concrete	Scheduled Value (Budget) D D 0.00 0.00 0.00 1,471.59 1,692.24	Cha	Total						Balance to	
	1,47 1,00 1,69		56	(Budget)	Previous Applications	This Application	Total Completed & Drawn to Date	Percent Complete	Finish + Retainage	
	1,47		ш	O	I	_	7	×		
	1,47			(D + F)	(J prev. draw)		(H + I)	() / C)	(G - J)	
	1,47									
	1,47	0.00	0.00	00:00	0.00	0.00	0.00	#DIV/0i	00.00	\$0.00
	1,47	00.00	0.00	00:00	0.00	0.00	0.00	#DIV/0i	00.00	\$0.00
	1,47	00.00	0.00	00:00	0.00	0.00	0.00	#DIV/0i	00.00	\$0.00
	0.00 1,471.59 1,000.00 1,692.24									
	1,471.59 1,000.00 1,692.24	00.00	0.00	0.00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
	1,000.00	00.00	0.00	1,471.59	0.00	0.00	0.00	%0.0	1,471.59	\$0.62
	1,692.24	00.00	0.00	1,000.00	0.00	00.00	00.00	%0.0	1,000.00	\$0.42
Division 2 - Site Construction Division 3 - Concrete Division 4 - Masonry		00.00	0.00	1,692.24	0.00	00.00	0.00	%0.0	1,692.24	\$0.71
Division 3 - Concrete Division 4 - Masonry										
Division 3 - Concrete Division 4 - Masonry	0.00	0.00	0.00	00.00	0.00	00:00	0.00	#DIV/0i	00:00	\$0.00
Division 4 - Masonry										
Division 4 - Masonry	0.00	00:00	0.00	00:00	00.00	00:00	00.00	#DIV/0!	00.00	\$0.00
	0.00	00.00	0.00	00:00	0.00	0.00	00:00	#DIV/0i	00.00	\$0.00
Division 5 - Metals										
Frame - Labor & Material	0.00	00.00	0.00	00:00	0.00	0.00	0.00	#DIV/0i	00:00	\$0.00
Division 6 - Wood & Plastics										
Frame - Labor & Material	0.00	00.00	0.00	0.00	00.00	0.00	0.00	#DIV/0!	00.00	\$0.00
Trim Material-	0.00	00.00	0.00	00:00	0.00	0.00	0.00	#DIV/0i	00.00	\$0.00
Casework-	350.00	0.00	0.00	350.00	0.00	0.00	0.00	%0.0	350.00	\$0.15
06105 Miscellaneous Carpentry	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.0%	250.00	\$0.11
Division 7 - Thermal & Moisture Protect.	re Protect.									
Insulation -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0i	0.00	\$0.00
Doors Mat	2 500 00	0	0	2 500 00	000	000	000	0.0%	2 500 00	4106

		0.00	0.00	0.00	00:0	0.00	0.00	0.00	#DIV/0i	00.00	\$0.00
08211	Trim/Cased Openings/Base- Material	00.00	0.00	00.00	0.00	0.00	0.00	00.00	#DIV/0i	00:00	\$0.00
09262	Doors - Hardware, Stops, Closer	440.96	0.00	0.00	440.96	00.00	0.00	00.00	%0.0	440.96	\$0.19
	Division 9 - Finishes										
09250	Finish Carpentry Labor- Doors/Trims/Base	300.00	0.00	00.00	300.00	0.00	0.00	00.00	%0.0	300.00	\$0.13
09250	Finish Carpentry Labor- Doors/Trim Com.	0.00	0.00	00.00	00.00	0.00	0.00	00.00	#DIV/0i	00:00	\$0.00
	Wood Base Mat- bathrooms/Hall Common	0.00	0.00	00.00	00.00	0.00	0.00	00:00	#DIV/0i	00.00	\$0.00
09255	Walls- Steel Studs, blocking, Insul. & DW	4,789.00	0.00	00.00	4,789.00	0.00	0.00	00:00	%0.0	4,789.00	\$2.02
09255	Walls- Steel Studs, Insul. & DW- common	0.00	0.00	00.00	0.00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
09261	Blinds (x16)	0.00	0.00	0.00	0.00	0.00	0.00	00.00	#DIV/0i	0.00	\$0.00
	Bathroom Vanities- Men & Women	0.00	0.00	0.00	00:00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
	Bathroom Vanity Top- Men & Women	0.00	0.00	00.00	0.00	0.00	0.00	00.00	%0.0	00.00	\$0.00
	Bathroom Vanity Mirror- Men & Women	00.00	0.00	00.00	0.00	0.00	0.00	00.00	#DIV/0i	00:00	\$0.00
09263	Cabinets - Remove/Re-install	00.00	0.00	00.00	0.00	0.00	0.00	00.00	%0.0	00.00	\$0.00
	Cabinet - Hardware & Material	90.00	0.00	00.00	20.00	0.00	0.00	00.00	%0.0	20.00	\$0.02
09275	Countertops - Material/ Installs	1,050.00	0.00	00.00	1,050.00	0.00	0.00	00:00	%0.0	1,050.00	\$0.44
09512	Acoustical Tile Ceilings	0.00	0.00	00.00	0.00	0.00	0.00	00:00	#DIV/0i	00.00	\$0.00
09512	Acoustical Tile Ceilings- Common	0.00	0.00	00.00	0.00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
99960	Vinyl Flooring (LVP) L&M- Common	12,050.80	0.00	00.00	12,050.80	0.00	0.00	00:00	%0.0	12,050.80	\$5.09
	Vinyl Flooring (LVP) L&M-Lobby & Bathroom	0.00	0.00	00.00	00:00	0.00	0.00	00:00	%0.0	00.00	\$0.00
08960	Carpet Flooring - Materials (Tiles)	0.00	0.00	00.00	0.00	0.00	0.00	00:00	#DIV/0i	00.00	\$0.00
9680-500	Carpet Flooring - Labor	0.00	0.00	0.00	00:00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
	Cove Base L&M	1,200.00	0.00	00.00	1,200.00	0.00	0.00	00.00	%0.0	1,200.00	\$0.51
09920	Interior Painting	10,200.00	0.00	00.00	10,200.00	0.00	0.00	00.00	%0.0	10,200.00	\$4.31
09920	Interior Painting- specialty	00.00	0.00	0.00	00:00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
	Division 10 - Specialties										
		0.00	0.00	00.00	00:00	0.00	0.00	00:00	#DIV/0i	00.00	\$0.00
	Division 11 - Equipment										
		0.00	0.00	00.00	00:00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
	Division 12 - Furnishings										
		00.00	0.00	00.00	00:00	0.00	0.00	00.00	#DIV/0i	00.00	\$0.00
	Division 13 - Special Construction										
		0.00	0.00	0.00	00.00	0.00	00.00	0.00	#DIV/0!	00.0	\$0.00

				ta eqiupment	g voice and da	Quote does not include moving any existing voice and data eqiupment	not include m	Quote does r	NOTE: (
\$22.07	\$ 52,244.59	0.00	0.00	0.00	0.00	52,244.59	0.00	0.00	\$ 52,244.59	Total Uses	
\$0.00	00:00	%0.0	0.00	0.00	0.00	0.00	0.00	0.00	00.00		
										Division 17 - Other	
\$0.00	00.00	%0.0	0.00	0.00	00.00	0.00	0.00	0.00	00.00	Interior Lighting	16515
\$5.66	13,400.00	%0.0	0.00	0.00	0.00	13,400.00	0.00	0.00	13,400.00	Electrical	16001
										Division 16 - Electrical	
\$0.00	00.00	%0.0	00.00	0.00	00.00	0.00	0.00	0.00	00:00	Bath Acces Grap Bars & Partitions	15440
\$0.00	0.00	#DIV/0i	0.00	0.00	00.00	0.00	0.00	0.00	00.00	Plumbing - Fixtures	15440
\$0.21	200.00	%0.0	0.00	0.00	0.00	200.00	0.00	0.00	200.00	Plumbing - Labor & Material	15400
\$0.42	1,000.00	%0.0	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	HVAC- Quote	15050
										Division 15 - Mech. & Plumb	
\$0.00	00.00	#DIV/0i	00.00	0.00	0.00	0.00	0.00	0.00	0.00		

NOTE: NOTE:

NOTE:

***** Represents....selection still needs to be made

Bold Numbers