



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

**Andy Beshear**  
GOVERNOR

**Holly M. Johnson**  
SECRETARY

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

**Charles O. Bush, Jr.**  
COMMISSIONER

**Natalie W. Brawner**  
DIRECTOR

**MEMORANDUM**

TO: Katherine Halloran, Committee Staff Administrator  
Capital Projects and Bond Oversight Committee

FROM: Natalie W. Brawner, Director *NWB*  
Division of Real Properties

DATE: January 13, 2026

SUBJECT: PR-5800, Harlan County  
Cabinet for Health and Family Services  
Annual Rental Exceeding \$100,000.00

Pursuant to KRS 56.823 (2), attached please find notification of a lease agreement being processed by the Leased Properties Branch.

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

MSM/mm  
Attachment

CC: Capital Construction Log  
OSBD  
PR-5800 File  
NWB

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-5800</b>	County: <b>Harlan</b>	
Using Agency: <b>Cabinet for Health and Family Services</b>		
Lessor (identify all parties having 5% or more ownership):  Attached extra sheet if necessary	<b>Village Center, LLC</b>	
Property Location: <b>133 Village Center Road, Harlan, Kentucky 40831</b>		
Check One: <input checked="" type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>	Cost Per Square Foot: <b>\$25.62</b>	
Annual Rental Cost: <b>\$241,340.40</b>	Average Cost Per Square Foot of Leased-In Space in County: <b>\$9.44</b>	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>To be determined</b>	Expiration Date: <b>June 30, 2033</b>	
Justification for Lease: <b>Please see attached</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: <b>Please see attached</b>		

**COMMONWEALTH OF KENTUCKY LEASE AGREEMENT**

LEASE/PR #	PR-5800, Harlan County	AGENCY	Cabinet for Health & Family Services
INITIAL ENCUMBRANCE	\$	DIVISION	
ANNUAL ENCUMBRANCE	\$ 241,340.40	DATE	December 22, 2025
VENDOR CODE #		BUILDING CODE #	

THIS LEASE, entered into between: **Village Center, LLC**, whose address is: **400 Village Center, Harlan, Kentucky 40831** (Business Phone: **606-573-2900**), 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 **133 Village Center Road, Harlan, Kentucky 40831**, in the County of **Harlan**.

1b. Said premises consisting of **9,420** square feet are to be rented at the cost of **\$25.62** per square foot and will be used by the Commonwealth for office space.

2. The Commonwealth agrees to pay rent to the Lessor for the leased premises at the rate of **\$ 60,335.10**, payable **Quarterly**. The Lessor shall provide the Commonwealth with the following services:  **Water**  **Sewer**; with **60** 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, 2026**.

4. This Lease shall be extended automatically upon the same terms and conditions herein for further periods of 12 months, not to exceed **7** 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 **30th** day of **June, 2033**. 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 **30** 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 is 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

ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

LESSOR Date

ATTORNEY, FINANCE & ADMINISTRATION CABINET Date

DIRECTOR, DIVISION OF REAL PROPERTIES

SECRETARY, FINANCE & ADMINISTRATION CABINET Date

When executed by the Secretary, Finance & Administration Cabinet, this instrument constitutes a finding and order, pursuant to KRS Chapters 45A and 56, that the leased property is needed for use by the Commonwealth of Kentucky. All correspondence and inquiries regarding this Lease 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.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

MSM



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

**Andy Beshear**  
GOVERNOR

**Holly M. Johnson**  
SECRETARY

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

**Charles O. Bush, Jr.**  
COMMISSIONER  
**Natalie W. Brawner**  
DIRECTOR

**M E M O R A N D U M**

TO: Natalie W. Brawner, Director  
Division of Real Properties

FROM: Calleen T. Yett, Property Management Branch Manager  
Division of Real Properties

DATE: December 22, 2025

SUBJECT: PR-5800, Harlan County  
Cabinet for Health & Family Services

The Cabinet for Health & Family Services currently occupies 3,953 square feet of space, leased at a rental rate of \$7.25 per square foot (\$28,659.25 annually), including partial utilities and excluding janitorial services, with a term expiring June 30, 2026 (reference PR-3458). The Cabinet submitted a request for supplemental space which indicated a need for approximately 8,847 square feet of space. The existing facility was examined for potential expansion opportunities under KRS 56.813(1); however, the available space is not conducive to conversion for current design standard for Cabinet offices or for efficient space utilization. Accordingly, and pursuant to applicable provisions of KRS 56.803, advertisements were placed, and one responsive best & final proposal was received as follows:

1. Darby Bennett with Village Center, LLC proposed existing space at 133 Village Center Road, Harlan, Kentucky 40831 with 9,420 square feet of office space plus 60 reserved, paved parking spaces at \$25.62 per square foot, including water and sewer, (excluding janitorial service, electricity, and gas) with a term through June 30, 2033. The length of construction to fit the space is indicated as 32 weeks.

Pursuant to applicable provisions of KRS 56.803, the attached lease agreement therefore provides for the use of 9,420 square feet at a rental rate of \$25.62 per square foot (\$241,340.40 annually), including water and sewer, with a term through June 30, 2033. The Cabinet accepted the proposal provided by Village Center, LLC at the proposed terms as defined herein. Per KRS 56.823(2), Capital Projects and Bond Oversight Committee reporting is required prior to execution for the proposed lease agreement. Your approval of same is recommended to secure suitable office space for benefit of the Cabinet for Health and Family Services.

If you require additional information, please advise.

**APPROVED:**

NWB/CTY/mm  
Attachment

*Natalie W. Brawner*  
Natalie W. Brawner, Director





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Phone: (502) 564-2205  
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**Charles O. Bush, Jr.**  
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: January 16, 2026

SUBJECT: FY27 Lease Renewal in Excess of \$100,000

During the regular renewal cycle processing for Fiscal Year 2027, 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, 2026. Pursuant to KRS 56.823(2), since the annual lease cost equals or exceeds \$100,000.00, the following leases are being reported to the Committee.

**FY27 LEASE RENEWALS GREATER THAN \$100,000**

PR Lease	DEPARTMENT NAME	VENDOR NAME	COST PER SQ FT	SQUARE FT	COUNTY NAME	ANNUAL AMOUNT	YEAR EXTENDED TO
PR-2591	Unified Prosecutorial System	Louisville/Jefferson County Metro Government	\$16.55	24,233	JEFFERSON	\$401,056.16	2027
PR-2829	CABINET FOR HEALTH AND FAMILY SERVICES	Montgomery County Fiscal Court	\$13.50	11,544	MONTGOMERY	\$155,844.00	2027
PR-3282	CABINET FOR HEALTH AND FAMILY SERVICES	Frankfort Leasing and Rental LLC	\$7.55	15,465	FRANKLIN	\$116,760.76	2029
PR-3855	CABINET FOR HEALTH AND FAMILY SERVICES	City of Paris	\$13.20	8,275	BOURBON	\$109,230.00	2028

**FY27 LEASE RENEWALS GREATER THAN \$100,000 - CONTINUED**

PR Lease	DEPARTMENT NAME	VENDOR NAME	COST PER SQ FT	SQUARE FT	COUNTY NAME	ANNUA AMOUNT	YEAR EXTENDED TO
PR-4487	CABINET FOR HEALTH AND FAMILY SERVICES	Childers Oil Company Incorporated	\$9.26	19,285	LETCHER	\$178,579.12	2027
PR-5425	CABINET FOR HEALTH AND FAMILY SERVICES	Park Place Partners	\$8.85	92,573	FAYETTE	\$819,271.04	2031
PR-5510	CABINET FOR HEALTH AND FAMILY SERVICES	Robert O. Fowler	\$18.00	6,414	HARRISON	\$115,452.00	2028
PR-4496	Department of Corrections	FBM Properties	\$10.92	14,806	JEFFERSON	\$169,091.52	2029
PR-4232	Department of Juvenile Justice	Rainier Capital Complex Acquisitions LLC	\$9.41	24,571	FRANKLIN	\$231,213.12	2031
PR-4245	Department of Natural Resources	Ramsey Pike LLC	\$13.50	9,436	PIKE	\$127,386.00	2030

CC: Capital Construction Log, OSBD, PR Files

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-2591</b>	County: <b>Jefferson</b>	
Using Agency: <b>Unified Prosecutorial System</b>		
Lessor (identify all parties having 5% or more ownership):  Attached extra sheet if necessary	<b>Louisville/Jefferson County Metro Government</b>	
Property Location: <b>514 West Liberty, Louisville, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>	Cost Per Square Foot: <b>\$16.55</b>	
Annual Rental Cost: <b>\$401,056.16</b>	Average Cost Per Square Foot of Leased-In Space in County: <b>\$13.36</b>	
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>	Expiration Date: <b>June 30, 2027</b>	
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

## **COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **UNIFIED PROSECUTORIAL SYSTEM** and **LOUISVILLE/JEFFERSON CO METRO GOVERNMENT**, 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 check and initial your choice on the appropriate line):

<input checked="" type="checkbox"/> 2027	<input type="checkbox"/> 2028	<input type="checkbox"/> 2029	<input type="checkbox"/> 2030
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$16.55** per square foot for **24,233** rentable square feet.

LEASE NUMBER: PR-2591	VENDOR NUMBER: KY0029841
COUNTY: JEFFERSON	<b>VENDOR ADDRESS:</b> <b>745 WEST MAIN STREET, 3RD FLOOR</b> <b>LOUISVILLE, KY 40202</b>
LEASE PROPERTY ADDRESS: 514 W LIBERTY, LOUISVILLE	
BUILDING NUMBER: 90409001	
<b>ADDENDUM ATTACHED: NO</b> (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 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 is 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 \$401,056.16**

  
**LESSOR**  
**502-574-2020**  
**LESSOR'S CURRENT PHONE NUMBER**

**LESSOR ADDRESS Only If the above Address Is Incorrect**

**ATTORNEY, FINANCE & ADMINISTRATION CABINET**

  
**LESSOR'S CURRENT EMAIL ADDRESS**

**SECRETARY, FINANCE & ADMINISTRATION CABINET**

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-2829</b>		County: <b>Montgomery</b>	
Using Agency: <b>Cabinet for Health &amp; Family Services</b>			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		<b>Montgomery County Fiscal Court</b>	
Property Location: <b>108 East Locust Street, Mount Sterling, KY</b>			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$13.50</b>	
Annual Rental Cost: <b>\$155,844.00</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$15.10</b>	
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:	
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2027</b>	
Justification for Lease: <b>Lease renewal</b>			
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:			
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal			

## **COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **HEALTH AND FAMILY SERVICES** and **MONTGOMERY CO FISCAL COURT**, 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 check and initial your choice on the appropriate line):

<input checked="" type="checkbox"/> 2027 <i>Cu H</i>	<input type="checkbox"/> 2028	<input type="checkbox"/> 2029	<input type="checkbox"/> 2030
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$13.50** per square foot for **11,544** rentable square feet.

<b>LEASE NUMBER:</b> PR-2829 <b>COUNTY:</b> MONTGOMERY	<b>VENDOR NUMBER:</b> KY0034102 <b>VENDOR ADDRESS:</b> P O BOX 690 MT STERLING, KY 40353 <i>Cabinet For Family Services</i>
<b>LEASE PROPERTY ADDRESS:</b> 108 E LOCUST ST, MOUNT STERLING <b>BUILDING NUMBER:</b> 90370001	
<b>ADDENDUM ATTACHED: NO</b> (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 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 is 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 \$155,844.00**

  
**LESSOR**  
*859-498-8707*  
**LESSOR'S CURRENT PHONE NUMBER**

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

**LESSOR ADDRESS Only If the above Address Is Incorrect**

ATTORNEY, FINANCE & ADMINISTRATION CABINET

**LESSOR'S CURRENT EMAIL ADDRESS**

SECRETARY, FINANCE & ADMINISTRATION CABINET

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-3282</b>		County: <b>Franklin</b>
Using Agency: <b>Cabinet for Health &amp; Family Services</b>		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>Frankfort Leasing and Rental LLC</b>	
Property Location: <b>677 Comanche Trail, Frankfort, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$7.55</b>
Annual Rental Cost: <b>\$116,760.76</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$9.14</b>
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2029</b>
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: <b>Lease renewal</b>		

# COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

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 **HEALTH AND FAMILY SERVICES** and **FRANKFORT LEASING AND RENTAL LLC**, 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 check and initial your choice on the appropriate line):

<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input checked="" type="checkbox"/>	2029	<i>BB</i>	<input type="checkbox"/>	2030
<input type="checkbox"/>	2031	<input type="checkbox"/>	2032	<input type="checkbox"/>	2033		<input type="checkbox"/>	2034

The annual base rental rate shall remain **\$7.55** per square foot for **15,465** rentable square feet.

<b>LEASE NUMBER:</b> PR-3282  <b>COUNTY:</b> FRANKLIN	<b>VENDOR NUMBER:</b> KY0020221  <b>VENDOR ADDRESS:</b> PO BOX 1616 FRANKFORT, KY 40602
<b>LEASE PROPERTY ADDRESS:</b> 677 COMANCHE TRAIL, FRANKFORT	
<b>BUILDING NUMBER:</b> 90802001	
<b>ADDENDUM ATTACHED: NO</b> (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 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 is 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 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 \$116,760.76**

*Astrud Masterson*

12/3/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

*FRANKFORT LEASING AND RENTAL*  
*J. Patterson Bradsher*  
**LESSOR**  
*502-803-1980*  
**LESSOR'S CURRENT PHONE NUMBER**

**LESSOR ADDRESS Only If the above Address Is Incorrect**

*brad61@gmail.com*  
**LESSOR'S CURRENT EMAIL ADDRESS**

**ATTORNEY, FINANCE & ADMINISTRATION CABINET**

**SECRETARY, FINANCE & ADMINISTRATION CABINET**

# REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

## LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-3855</b>		County: <b>Bourbon</b>
Using Agency: <b>Cabinet for Health &amp; Family Services</b>		
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>City of Paris</b>	
Property Location: <b>525 High Street, Paris, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$13.20</b>
Annual Rental Cost: <b>\$109,230.00</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$13.20</b>
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2028</b>
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

**COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **HEALTH AND FAMILY SERVICES** and **CITY OF PARIS**, 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 check and initial your choice on the appropriate line):

<input checked="" type="checkbox"/>	2027 <u>JP</u>	<input checked="" type="checkbox"/>	2028 <u>JP</u>	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030
<input type="checkbox"/>	2031	<input type="checkbox"/>	2032	<input type="checkbox"/>	2033	<input type="checkbox"/>	2034

The annual base rental rate shall remain **\$13.20** per square foot for **8,275** rentable square feet.

LEASE NUMBER: PR-3855	VENDOR NUMBER: KY0033656
COUNTY: BOURBON	VENDOR ADDRESS: 525 HIGH ST, STE 108 PARIS, KY 40361
LEASE PROPERTY ADDRESS: 525 HIGH ST, PARIS	
BUILDING NUMBER: 90192001	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 \$109,230.00**

  
LESSOR

**859-981-2110**  
LESSOR'S CURRENT PHONE NUMBER

LESSOR ADDRESS Only If the above Address Is Incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

**mayor.plummer@paris.ky.gov**  
LESSOR'S CURRENT EMAIL ADDRESS

SECRETARY, FINANCE & ADMINISTRATION CABINET

# REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

## LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-4487</b>		County: <b>Letcher</b>
Using Agency: <b>Cabinet for Health &amp; Family Services</b>		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>Childers Oil Company Incorporated</b>	
Property Location: <b>415 Highway 2034, Whitesburg, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$9.26</b>
Annual Rental Cost: <b>\$178,579.12</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$11.94</b>
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2027</b>
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: <b>Lease renewal</b>		

**COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **HEALTH AND FAMILY SERVICES** and **CHILDER'S OIL CO INC**, 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 check and initial your choice on the appropriate line):

<input checked="" type="checkbox"/> 2027	<input type="checkbox"/> 2028	<input type="checkbox"/> 2029	<input type="checkbox"/> 2030
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$9.26** per square foot for **19,285** rentable square feet.

LEASE NUMBER: PR-4487	VENDOR NUMBER: KY0038762
COUNTY: LETCHER	VENDOR ADDRESS: P O BOX 430 WHITESBURG, KY 41858
LEASE PROPERTY ADDRESS: 415 HWY 2034, WHITESBURG	
BUILDING NUMBER: 91090001	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 \$178,579.12**

*Astrud Masterson* 12/3/2025  
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

*Steph Johnson*  
LESSOR  
*606-259-9548*  
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

*s.johnson@doublekwik.com*  
LESSOR'S CURRENT EMAIL ADDRESS

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.

LESSOR ADDRESS Only If the above Address Is Incorrect

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-5425</b>		County: <b>Fayette</b>
Using Agency: <b>Cabinet for Health &amp; Family Services</b>		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>Park Place Partners, LLC</b>	
Property Location: <b>455 Park Place, Lexington, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$8.85</b>
Annual Rental Cost: <b>\$819,271.04</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$18.63</b>
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2031</b>
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

**COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **HEALTH AND FAMILY SERVICES** and **PARK PLACE PARTNERS, LLC**, 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 check and initial your choice on the appropriate line):

<input checked="" type="checkbox"/>	2027 <u>PPP</u>	<input checked="" type="checkbox"/>	2028 <u>PPP</u>	<input checked="" type="checkbox"/>	2029 <u>PPP</u>	<input checked="" type="checkbox"/>	2030 <u>PPP</u>
<input checked="" type="checkbox"/>	2031 <u>PPP</u>	<input type="checkbox"/>	2032 <u>  </u>	<input type="checkbox"/>	2033 <u>  </u>	<input type="checkbox"/>	2034 <u>  </u>

The annual base rental rate shall remain **\$8.85** per square foot for **92,573** rentable square feet.

LEASE NUMBER: PR-5425	VENDOR NUMBER: KY0030894
COUNTY: FAYETTE	VENDOR ADDRESS: 108 WEST MAPLE ST NICHOLASVILLE, KY 40356-1238
LEASE PROPERTY ADDRESS: 455 PARK PLACE, LEXINGTON	
BUILDING NUMBER: 91704001	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 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 \$819,271.04**

*Astrud Masterson*

12/3/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

*PARK PLACE PARTNERS, LLC*  
LESSOR

*859-885-4106*  
LESSOR'S CURRENT PHONE NUMBER

LESSOR ADDRESS Only If the above Address Is Incorrect

*MANAGEMENT A) ARVINLAW.NET*  
LESSOR'S CURRENT EMAIL ADDRESS

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-5510</b>		County: <b>Harrison</b>
Using Agency: <b>Cabinet for Health &amp; Family Services</b>		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		<b>Robert O. Fowler</b>
Property Location: <b>59 Eastridge Road, Unit 1, Cynthiana, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$18.00</b>
Annual Rental Cost: <b>\$115,452.00</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$13.88</b>
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2028</b>
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: <b>Lease renewal</b>		

## **COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **HEALTH AND FAMILY SERVICES** and **ROBERT O. FOWLER**, 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 check and initial your choice on the appropriate line):

<input type="checkbox"/> 2027	<input checked="" type="checkbox"/> 2028 <i>RF</i>	<input type="checkbox"/> 2029	<input type="checkbox"/> 2030
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$18.00** per square foot for **6,414** rentable square feet.

LEASE NUMBER: PR-5510	VENDOR NUMBER: KY0010840
COUNTY: HARRISON	VENDOR ADDRESS: 66 BEN ALI DRIVE SPRINGFIELD, KY 40069-8461
LEASE PROPERTY ADDRESS: 59 EASTRIDGE ROAD UNIT 1, CYNTHIANA	
BUILDING NUMBER: 91748001	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 \$115,452.00**

*Astrud Masterson* 12/3/2025  
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

  
LESSOR  
859-319-3006  
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

LESSOR ADDRESS Only If the above Address Is Incorrect

LESSOR'S CURRENT EMAIL ADDRESS

SECRETARY, FINANCE & ADMINISTRATION CABINET

## REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

### LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: <b>PR-4496</b>	County: <b>Jefferson</b>	
Using Agency: <b>Department of Corrections</b>		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>FBM Properties</b>	
Property Location: <b>410 West Chestnut Street, Louisville, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>	Cost Per Square Foot: <b>\$10.92</b>	
Annual Rental Cost: <b>\$169,091.52</b>	Average Cost Per Square Foot of Leased-In Space in County: <b>\$13.36</b>	
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>	Expiration Date: <b>June 30, 2029</b>	
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

**COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **CORRECTIONS** and **FBM PROPERTIES**, 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 check and initial your choice on the appropriate line):

<input type="checkbox"/> 2027	<input type="checkbox"/> 2028	<input checked="" type="checkbox"/> 2029	<input type="checkbox"/> 2030
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$10.92** per square foot for **14,806** rentable square feet.

LEASE NUMBER: PR-4496	VENDOR NUMBER: KY0023270
COUNTY: JEFFERSON	VENDOR ADDRESS: 333 GUTHRIE GREEN LOUISVILLE, KY 40202
LEASE PROPERTY ADDRESS: 410 W CHESTNUT ST, LOUISVILLE	
BUILDING NUMBER: 90584001	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 \$169,091.52**

*S. M. Fox*  
LESSOR

*502 589 5383*  
LESSOR'S CURRENT PHONE NUMBER

*333 GUTHRIE ST*  
LESSOR ADDRESS Only If the above Address Is Incorrect

*Fox Basel@aol.com*  
LESSOR'S CURRENT EMAIL ADDRESS

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

# REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

## LEASE MODIFICATION EXCEEDING \$100,000.00

Lease No.: <b>PR-4232</b>	County: <b>Franklin</b>	
Using Agency: <b>Department of Juvenile Justice</b>		
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>Rainier Capital Complex Acquisitions LLC</b>	
Property Location: <b>1025 Capital Center Drive, Frankfort, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>		Cost Per Square Foot: <b>\$9.41</b>
Annual Rental Cost: <b>\$231,213.12</b>		Average Cost Per Square Foot of Leased-In Space in County: <b>\$9.14</b>
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>		Expiration Date: <b>June 30, 2031</b>
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

**COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **JUVENILE JUSTICE** and **RAINIER CAPITAL COMPLEX ACQUISITIONS LLC**, 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 check and initial your choice on the appropriate line):

<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030	
<input checked="" type="checkbox"/>	2031	<i>PNC</i>	<input type="checkbox"/>	2032	<input type="checkbox"/>	2033	<input type="checkbox"/>	2034

The annual base rental rate shall remain **\$9.41** per square foot for **24,571** rentable square feet.

LEASE NUMBER: PR-4232	VENDOR NUMBER: KY0038947
COUNTY: FRANKLIN	VENDOR ADDRESS: 771 CORPORATE DRIVE SUITE 500 LEXINGTON, KY 40503
LEASE PROPERTY ADDRESS: 1025 CAPITOL CENTER DR, FRANKFORT	
BUILDING NUMBER: 90828003	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 \$231,213.12**

*PNC, Court Appointed Receiver*  
LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

LESSOR'S CURRENT PHONE NUMBER

LESSOR ADDRESS Only If the above Address Is Incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

LESSOR'S CURRENT EMAIL ADDRESS

SECRETARY, FINANCE & ADMINISTRATION CABINET

# REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

## LEASE MODIFICATION EXCEEDING \$100,000.00

Lease No.: <b>PR-4245</b>	County: <b>Pike</b>	
Using Agency: <b>Department of Natural Resources</b>		
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	<b>Ramsey Pike LLC</b>	
Property Location: <b>284 Weddington Branch Road, Pikeville, KY</b>		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: <b>Office</b>	Cost Per Square Foot: <b>\$13.50</b>	
Annual Rental Cost: <b>\$127,386.00</b>	Average Cost Per Square Foot of Leased-In Space in County: <b>\$11.98</b>	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: <b>July 1, 2026</b>	Expiration Date: <b>June 30, 2030</b>	
Justification for Lease: <b>Lease renewal</b>		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

**COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT**

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 **NATURAL RESOURCES** and **RAMSEY PIKE LLC**, 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 check and initial your choice on the appropriate line):

<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input checked="" type="checkbox"/>	2030 <i>DWR</i>
<input type="checkbox"/>	2031	<input type="checkbox"/>	2032	<input type="checkbox"/>	2033	<input type="checkbox"/>	2034

The annual base rental rate shall remain **\$13.50** per square foot for **9,436** rentable square feet.

LEASE NUMBER: PR-4245	VENDOR NUMBER: KY0018136
COUNTY: PIKE	VENDOR ADDRESS: 85 WEDDINGTON BRANCH RD PIKEVILLE, KY 41501
LEASE PROPERTY ADDRESS: 284 WEDDINGTON BRANCH RD, PIKEVILLE	
BUILDING NUMBER: 90288001	
ADDENDUM ATTACHED: <b>NO</b> (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 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 is 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 ~~\$12,7386.00~~  
\$127,386.00

*127,386.00*

*RAMSEY*  
LESSOR

*606-432-1488*

LESSOR'S CURRENT PHONE NUMBER

LESSOR ADDRESS Only If the above Address Is Incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

*The ramsey office@gmail.com*  
LESSOR'S CURRENT EMAIL ADDRESS

SECRETARY, FINANCE & ADMINISTRATION CABINET