



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

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: April 13, 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 - April 2026

PR Lease	DEPARTMENT NAME	VENDOR NAME	COST	SQUARE FT	COUNTY NAME	ANNUAL AMOUNT	YEAR EXTENDED
PR-4882	CABINET FOR HEALTH AND FAMILY SERVICES	WILLIAM LYNN ASSETS LLC	Office: \$8.50 Storage: \$4.00	Office: 6,759; Storage: 11,931	FRANKLIN	\$105,175.52	2028
PR-5500	Department of Corrections	103 LANDARK DRIVE LLC	\$20.95	14,702	CAMPBELL	\$308,006.92	2030
PR-5729	KYTC DRIVERS LICENSING OFFICE	103 LANDARK DRIVE LLC	\$20.95	5,195	CAMPBELL	\$108,835.24	2030
PR-5683	KYTC DRIVERS LICENSING OFFICE	LOUISVILLE/JEFFERSON CO METRO GOVERNMENT	\$15.00	7,594	JEFFERSON	\$113,910.00	2027

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.: PR-4882		County: Franklin	
Using Agency: Cabinet for Health & Family Services			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		William Lynn Assets, LLC	
Property Location: 1711 Twilight Trail, Frankfort, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office: 6,759sf; Storage: 11,931sf		Cost Per Square Foot: \$8.50 office; \$4.00 storage	
Annual Rental Cost: \$105,175.52		Average Cost Per Square Foot of Leased-In Space in County: Office: \$13.69, Storage: \$5.17	
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: July 1, 2026		Expiration Date: June 30, 2028
Justification for Lease: Lease renewal			
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 **WILLIAM LYNN ASSETS 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 checked="" type="checkbox"/>	2028 <i>CWF</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 **\$8.50** per square foot for **6,759** rentable square feet. Storage rent shall remain **\$4.00** per square foot for **11,931** square feet.

LEASE NUMBER: PR-4882 COUNTY: FRANKLIN LEASE PROPERTY ADDRESS: 1711 TWILIGHT TRAIL, FRANKFORT BUILDING NUMBER: 91426001	VENDOR NUMBER: KY0031602 VENDOR ADDRESS: PO BOX 355 FLAT LICK, KY 40935-0355
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 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 \$105,175.52

Astrud Masterson 12/3/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

Charles Whans

LESSOR

606-269-9879

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.: PR-5500		County: CAMPBELL	
Using Agency: Department of Corrections			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		103 LANDARK DRIVE LLC	
Property Location: 103 LANDMARK DRIVE, BELLEVUE KY 41073			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$20.95	
Annual Rental Cost: \$308,006.92		Average Cost Per Square Foot of Leased-In Space in County: \$15.92	
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: July 1, 2026		Expiration Date: June 30, 2030	
Justification for Lease: Lease renewal			
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 **103 LANDARK DRIVE 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	
<input type="checkbox"/>	2031		2032	<input type="checkbox"/>	2033	<input type="checkbox"/>	2034	

The annual base rental rate shall remain **\$20.95** per square foot for **14,702** rentable square feet.

LEASE NUMBER: PR-5500	VENDOR NUMBER: KY0048577
COUNTY: CAMPBELL	VENDOR ADDRESS: 103 LANDMARK DRIVE SUITE 220 BELLEVUE, KY 41073
LEASE PROPERTY ADDRESS: 103 LANDMARK DRIVE, BELLEVUE	
BUILDING NUMBER: 91747001	
ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached)	

- 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.
- 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).
- 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.
- 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 \$308,006.92


LESSOR

513-259-9697
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.: PR-5729		County: Campbell	
Using Agency: Transportation Cabinet			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		103 LANDARK DRIVE LLC	
Property Location: 103 LANDMARK DRIVE, BELLEVUE KY 41073			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$20.95	
Annual Rental Cost: \$108,835.24		Average Cost Per Square Foot of Leased-In Space in County: \$15.92	
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: July 1, 2026		Expiration Date: June 30, 2030	
Justification for Lease: Lease renewal			
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 **TRANSPORTATION and 103 LANDARK DRIVE 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
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$20.95** per square foot for **5,195** rentable square feet.

LEASE NUMBER: PR-5729 COUNTY: CAMPBELL LEASE PROPERTY ADDRESS: 103 LANDMARK DRIVE, BELLEVUE BUILDING NUMBER: 91747001	VENDOR NUMBER: KY0048577 VENDOR ADDRESS: 103 LANDMARK DRIVE SUITE 220 BELLEVUE, KY 41073
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 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 \$108,835.24

LESSOR

513-259-9697

LESSOR'S CURRENT PHONE NUMBER

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

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

PPatel9013@aol.com.

LESSOR'S CURRENT EMAIL ADDRESS

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5683		County: Jefferson	
Using Agency: Transportation Cabinet			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Louisville/Jefferson County Metro Government	
Property Location: 3501 Roger E Schupp Street, Louisville, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$15.00	
Annual Rental Cost: \$113,910.00		Average Cost Per Square Foot of Leased-In Space in County: \$14.58	
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: July 1, 2026		Expiration Date: June 30, 2027	
Justification for Lease: Lease renewal			
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 **TRANSPORTATION** 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):

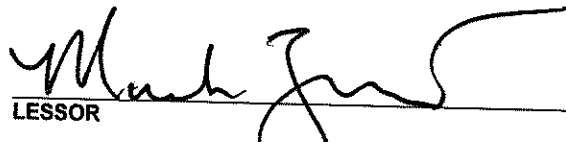
<input checked="" type="checkbox"/> 2027	<input type="checkbox"/> 2028	<input type="checkbox"/> 2029	<input type="checkbox"/> 2030
<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033	<input type="checkbox"/> 2034

The annual base rental rate shall remain **\$15.00** per square foot for **7,594** rentable square feet.

LEASE NUMBER: PR-5683	VENDOR NUMBER: KY0029841
COUNTY: JEFFERSON	VENDOR ADDRESS: 745 WEST MAIN STREET, 3RD FLOOR LOUISVILLE, KY 40202
LEASE PROPERTY ADDRESS: 3501 ROGER E SCHUPP STREET, LOUISVILLE	
BUILDING NUMBER: 91851001	
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 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 \$113,910.00


 LESSOR
 502-574-2020
 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