



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS**

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 08/18/2025
or Procurement Director Award: ☐

**=Mandatory, information must be provided*

***Contractor/Vendor Name/Grantor (DBA):**

Eleven Cafe, LLC

***Project Title/Description:**

Lease Agreement for 33 N. Stone, Suite 150 -Amendment 2

***Purpose:**

This second amendment to the Lease which extends the Lease Term for 2 years.

***Procurement Method:**

Exempt Per Section 11.04.020.

***Program Goals/Predicted Outcomes:**

Extend the Lease Term and continue to receive revenue for space located within 33 N. Stone, Suite 150.

***Public Benefit:**

Continued revenue to County for Leased space within 33 N. Stone, Suite 150. Eleven Cafe coffee shop is one of many small businesses in the downtown area that create foot traffic and provide food and beverage services to the public who visit and work in the downtown area.

***Metrics Available to Measure Performance:**

Increased revenue for County and continued occupancy within 33 N. Stone, suite 150.

***Retroactive:**

No

TO: LOB, 7-14-25(1)
vers: 1
Pgs: 3

JUL 16 25 AM 09:00 PD

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number: _____

Commencement Date: _____ Termination Date: _____ Prior Contract Number.(Synergen/CMS): _____

☐ Expense Amount \$: _____ ☐ Revenue Amount \$: _____

Funding Source(s) required: _____

Funding from General Fund? ☐ Yes ☐ No If Yes _____ % _____

Contract is fully or partly funded with Federal Funds? ☐ Yes ☐ No
If Yes, Is the Contract to vendor or subrecipient? _____

Were Insurance or Indemnity Clauses modified? ☐ Yes ☐ No
If Yes attach Risk's approval

Vendor is using a Social Security Number? ☐ Yes ☐ No
If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: CT Department Code: FM Contract Number (i.e., 15-123): CTN-FM-19000000000000000018-2

Amendment No.: 2 AMS Version No.: 1

Commencement Date: 09/01/2025 New Termination Date: 08/31/2027

Prior Contract No.(Synergen/CMS): CTN-FM-19-018

☐ Expense ☒ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 29,580.07

Is there revenue included? ☒ Yes ☐ No If Yes \$: 0.00

Funding Source(s) required: Rent payments from Tenant

Funding from General Fund? ☐ Yes ☒ No If Yes \$: _____ % _____

Grant / Amendment Information (for grants acceptance and awards) ☐ Award ☐ Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____

Commencement Date: _____ Termination Date: _____ Amendment Number: _____

☐ Match Amount: \$ _____ ☐ Revenue Amount: _____

*All Funding Source(s) required:

*Matching Funding from General Fund? ☐ Yes ☐ No If Yes, \$ _____ % _____

*Matching Funding from Other Sources? ☐ Yes ☐ No If Yes, \$ _____ % _____

*Funding Source: _____

*If Federal Funds are received, is funding coming directly from the Federal Government or passed through other organization(s)?

Contact: Kevin Button Telephone: 520-724-8230

Department: Facilities Management DocuSigned by: *Tony Cisneros* Date: 7/14/2025

Department Director Signature: _____ 2FD987FE1D141639... Date: 7-15-2025

Deputy County Administrator Signature: _____ Date: 7/15/2025

County Administrator Signature: _____ Date: 7/15/2025

Pima County Department of Facilities Management

Project: Lease Agreement for 33 N. Stone, Suite 150 -Amendment 2

Contractor: Eleven Cafe, LLC

Contract No.: CTN-FM-19000000000000000018-2

Contract Amendment No.:02

Orig. Contract Term:	09/01/2018 - 08/31/2023	Orig. Amount:	\$ 66,802.25
Termination Date Prior Amendment:	08/31/2025	Prior Amendments Amount:	\$ 28,501.33
Termination Date This Amendment:	08/31/2027	This Amendment Amount:	\$ 29,580.07
		Revised Total Amount:	\$124,883.65

AMENDMENT TWO

This second amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Landlord**") and Eleven Cafe, LLC., an Arizona limited liability company ("**Tenant**"). County and Tenant are each individually a "Party" and collectively the "Parties."

The parties agree to amend the agreement as follows:

1. Background and Purpose.

1.1. Background. On August 30, 2018, County and Tenant entered into a lease agreement ("**Agreement**") for approximately 531 square feet of space within 33 N. Stone Avenue, Suite 150 and a Storage Cage (the "**Premises**") and described more specifically in the Agreement. The Term of the Agreement expires on August 31, 2023. Section 6.2 of the Agreement included an Option to Extend the Initial Term for up to two additional two-year periods ("**Extension Option**").

1.2. On June 20, 2023 Tenant exercised its first option to extend.

1.3. Purpose. Tenant wishes to exercise its second option to extend, and County approves.

2. Term. The parties agree to extend the Term for two additional years commencing on September 1, 2025 ("**Commencement Date**") and terminating on August 31, 2027 ("**Termination Date**"). If the Commencement Date is before the Effective Date of this Amendment, the parties will, for all purposes, deem the Amendment to have been in effect as of the Commencement Date.

3. Additional Extension Options. Parties may, by mutual agreement, further extend the Term with two additional 2-year Extension Options.

4. **Base Rent.** Per Section 6.2 of the Agreement, during this Extension Option, the Base Rent will be as follows:

Lease Year	SF	Monthly Base Rent	Annual Base Rent	Storage Rent Monthly	Storage Rent Annually	Combined Total Rent
9/1/2025-8/31/2026	531	\$ 1,146.04	\$ 13,752.51	\$ 75.00	\$ 900.00	\$ 14,652.51
9/1/2026-8/31/2027	531	\$ 1,168.96	\$ 14,027.56	\$ 75.00	\$ 900.00	\$ 14,927.56

5. **Counterparts and Copies.** This Amendment may be executed in counterparts, all of which, when taken together, shall constitute one agreement with the same force and effect as if all signatures had been entered on one document. Electronic, scanned, copied, or facsimile images of signatures in lieu of original signatures, transmitted electronically, are acceptable and shall be deemed the equivalent of an original.

THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day, month and year written below.

PIMA COUNTY, ARIZONA

By: _____
Rex Scott
Chairman, Board of Supervisors

Date: _____

Eleven Café LLC

By: _____
Authorized Signer
Date: 7/7/2025

Signed by:
Dung Q. Hoang
334CE3916B8E4DF...

ATTEST:

By: _____
Melissa Manriquez
Clerk of the Board of Supervisors

APPROVED AS TO CONTENT:

DocuSigned by:
By: *Tony Cisneros* _____
2FD987FE1D444D9...
Tony Cisneros, Director
Pima County Facilities Management
Date: 7/14/2025

APPROVED AS TO FORM:

By: *Kyle Johnson* _____
Kyle Johnson
Deputy County Attorney

Date: _____

Digitally signed by Kyle Johnson
Date: 2025.07.09 08:59:10 -0700