



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

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: June 21, 2022

or Procurement Director Award ☐

*\* = Mandatory, information must be provided*

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

De La Warr Investment Corporation

**\*Project Title/Description:**

Lease Amendment Eight (8) to renew lease of 33 N. Stone Ave #850, Tucson AZ.

**\*Purpose:**

Extend the lease Term for one year

**\*Procurement Method:**

Exempt per Section 11.04.020

**\*Program Goals/Predicted Outcomes:**

Continued revenue generation for County by keeping suite occupied by private tenant.

**\*Public Benefit:**

Receipt of approximately \$28,162.20 rent revenue during this 1 year renewal.

**\*Metrics Available to Measure Performance:**

Full and timely payment of rent during the lease period.

**\*Retroactive:**

Yes. Renewal could not be completed, reviewed and signed prior to expiration due to delay in renewal notification.

TO: COB 6-3-22 (1)  
Vers: 8  
pgs: 3

**Contract / Award Information**

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Contract Number (i.e., 15-123): \_\_\_\_\_

Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Prior Contract Number (Synergen/CMS): \_\_\_\_\_

☐ Expense Amount: \$\* \_\_\_\_\_ ☐ Revenue Amount: \$ \_\_\_\_\_**\*Funding Source(s) required:** NAFunding from General Fund? ☐ Yes ☐ No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No**If Yes, is the Contract to a 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: CTN Department Code: FM Contract Number (i.e., 15-123): CMS139839

Amendment No.: 8 AMS Version No.: 8

Commencement Date: June 1, 2022 New Termination Date: May 31, 2023

Prior Contract No. (Synergen/CMS): \_\_\_\_\_

☐ Expense or ☒ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 28,162.20Is there revenue included? ☒ Yes ☐ No If Yes \$ 28,162.20**\*Funding Source(s) required:** Rent payments from TenantFunding 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:** \_\_\_\_\_**\*Match funding from General Fund?** ☐ Yes ☐ No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_**\*Match 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

Department: Facilities Management

Telephone: 520-724-8230

Department Director Signature/Date:  5/19/2022Deputy County Administrator Signature/Date:  5/20/2022

County Administrator Signature/Date: \_\_\_\_\_

(Required for Board Agenda/Addendum Items)

**PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT**

**PROJECT: Lease Amendment Eight (8) to renew Lease of 33 N. Stone Ave. #850, Tucson, AZ.**

**CONTRACTOR: DE LA WARR INVESTMENT CORPORATION**

**PROPERTY: 33 N. Stone Ave #850, Tucson, AZ**

**CONTRACT NO.: CTN-FM-CMS 139839**

---

---

**ORIGINAL LEASE TERM: 06/01/03 - 05/31/06**

**TERMINATION DATE PRIOR AMENDMENT: 5/31/22**

**TERMINATION THIS AMENDMENT: 5/31/23**

**ORIG. LEASE AMOUNT: \$ 60,235.44**

**PRIOR AMENDMENTS: \$ 416,647.20**

**AMOUNT THIS AMENDMENT: \$ 28,162.20**

**REVISED LEASE AMOUNT: \$ 505,044.84**

---

---

**LEASE AMENDMENT Eight (8)**

1. **DEFINED TERMS.** For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. Landlord. Pima County, a political subdivision of the State of Arizona.

1.2. Tenant. De La Warr Investment Corporation, a Delaware corporation.

1.3. Leased Premises. Suite 850 in Landlord's building located at 33 N. Stone Ave., Tucson, Arizona 85701, commonly known as the Bank of America Building, consisting of approximately 1,255 rentable square feet.

1.4. Lease. The Lease for the Leased Premises naming Tenant as tenant, dated April 21, 2003 and all amendments thereto.

1.5. Effective Date: June 1, 2022.

2. **BACKGROUND.**

2.1. Tenant and Landlord entered into the Lease, which has been amended seven times. The Seventh Amendment to the Lease extended the Term to May 31, 2022, and provided Tenant the option to extend the Term for two (2) additional periods of one (1) year each. (the "**Option Periods**"). The Tenant now wishes to exercise one of its options to extend the Term.

3. **MODIFICATION OF LEASE.** Landlord and Tenant hereby modify the terms of the Lease as follows:


3.1. Extension of Lease. The Term of the Lease is hereby extended for the Extension Period of one (1) additional year, which will begin on June 1, 2022 and terminate on May 31, 2023.

- 3.2. Options to Extend. Per Amendment 7, the Tenant may exercise its 2<sup>nd</sup> renewal option by giving Landlord written notice of Tenant's election to extend the Lease by no later than March 1st of the then-current Term. If exercised, the second Option Period, will begin on June 1, 2023 and terminate on May 31, 2024. County and Tenant may, by mutual agreement, further extend the Term with additional Option Periods.
4. **REMAINING LEASE TERMS UNCHANGED.** Except as modified by this Lease Amendment Eight (8), all terms and conditions of the Lease, as previously amended, remain in full force and effect.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.**

**IN WITNESS WHEREOF**, the parties hereto have executed this Amendment on the day, month and year written below.

**TENANT: De La Warr Investment Corporation, a Delaware Corporation:**

  
\_\_\_\_\_  
Geoffrey P. Shepard  
President and Director

18 MAY 22  
\_\_\_\_\_  
Date

**LANDLORD: Pima County, a political subdivision of the State of Arizona:**

\_\_\_\_\_  
Sharon Bronson, Chair, Board of Supervisors

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Melissa Manriquez  
Clerk of the Board

\_\_\_\_\_  
Date

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Lisa Josker  
Director, Facilities Management

5/19/2022  
\_\_\_\_\_  
Date

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Kathryn Ore  
Deputy County Attorney

May 18, 2022  
\_\_\_\_\_  
Date