

Contact: Jean Friedrich

**INSTITUTIONAL AGREEMENTS, LEASES AND EASEMENTS**

**Action Requested:** Consider approving the lease agreements for the benefit of the University of Iowa and Iowa State University as summarized below, subject to approval of the final documents by the Board Office and Attorney General's Office.

**(Roll Call Vote)**

**Executive Summary:** Iowa Code §262.11 requires that certain agreements and leases be approved by the Board of Regents by roll call vote. The leases have been reviewed by the Attorney General's Office and are subject to approval of the final documents by the Board Office and Attorney General's Office. Indemnification clauses are included in the leases.

**UNIVERSITY OF IOWA**

With Board as Tenant for the following:

**U.S. Bank National Association (amendment)**

The amendment will extend the lease term to June 30, 2012, an extension of two years and three months. The amount of space leased (18,331 square feet of space located at 204 East Washington Street, Iowa City, Iowa) will stay the same. The amendment also provides for renewal options of three years and two years. The lease rate will remain at \$18,697.62 per month until January 1, 2008, when it will increase to \$19,071.57 per month (\$12.48 per square foot, \$228,859 per year). For the period beginning on January 1, 2009, through June 30, 2012, the rate will be \$19,453.00 per month (\$12.73 per square foot, \$233,436 per year).

The University will relocate the Division of Continuing Education from the International Center, which is scheduled for demolition, to the space. In addition, the University's Evaluation and Exam Service will operate a computer-based testing center in a portion of the space to support professional certification testing.

U.S. Bank National Association was previously known as Firststar Bank, N.A. All of the other terms of the lease apply.

**City of Iowa City Airport Commission (new)**

Approximately 8,800 square feet of space in Building H (including hangar #42) located at the Iowa City Municipal Airport at 1801 South Riverside Drive in Iowa City, Iowa, for a five year period commencing November 1, 2007, through October 31, 2012 (with three additional five-year renewal options) at the rate of \$4,280 per month (\$5.84 per square foot, \$51,360 per year). This space will be used for the Operator Performance Laboratory (OPL), a member organization of the Center for Computer Aided Design in the University's College of Engineering. The OPL operates four flight simulators, a flight test aircraft, and several instrumented cars and performs research on fixed and rotary-wing aircraft, instrumented vehicles, and earth-moving machines.

IOWA STATE UNIVERSITY

With Board as Tenant for the following lease:

**ISU Research Park Corporation (new)**

1,558 square feet of space, for a five-year period commencing after completion of leasehold improvements by the Landlord at the rate of \$1,687.83 per month for years one through three (\$13 per square foot, \$20,254 per year), \$1,752.75 per month for year four (\$13.50 per square foot, \$21,033 per year) and \$1,817.67 per month for year five (\$14 per square foot, \$21,812 per year). Operating costs, estimated at \$10,906 annually, are to be paid by the tenant.

Iowa State University's Center for Agricultural Law and Taxation was established after Board of Regents approval in November 2006. The Center will use the space for offices to produce extension publications and seminars on agricultural law and taxation for Iowa agricultural producers and agribusinesses, as well as provide technical seminars for lawyers, CPAs, lenders, and real estate and other professionals who represent agricultural producers.

Additional information is available from the Board Office.