

Contact: Jean Friedrich

INSTITUTIONAL AGREEMENTS, LEASES, AND EASEMENTS

Action Requested: Consider recommending to the Board approval of two lease amendments for the benefit of the University of Iowa and three easements for the benefit of Iowa State University.

Executive Summary: Iowa Code §262.11 requires that certain agreements, leases, and easements be approved by the Board of Regents by roll call vote. The easement documents have been reviewed and received approval from the Attorney General's Office. An indemnification clause is included in each easement.

University of Iowa with the Board as Tenant for the following lease amendments:

Svoboda Rentals LLC

The Board approved two leases with Svoboda Rentals LLC and their property management entity Campusview Management at its December 2012 Board Meeting. The two properties are utilized by the University Housing System for supplemental student housing. The first property at 427 North Dubuque Street consists of 11 four bedroom units and 5 three bedroom units, and the second property at 112 East Bloomington Street consists of 12 four bedroom units. See Attachment A for map of location.

The original lease term for both leases is August 1, 2013 to July 31, 2015, with a one-year renewal option (August 1, 2015 to July 31, 2016) and an annual rate increase of 2.5%. Because of anticipated enrollment growth, the University of Iowa wishes to exercise its one year option and requests approval for an additional one year term. The Landlord has agreed to lower the annual rate increase to 1.25%, upon the University entering into an additional two year commitment for both premises.

The lease amendments extend the term of the original two leases from August 1, 2015 to July 31, 2017 (Year 3 and Year 4) with an annual rate adjustment of 1.25% commencing on August 1st of each renewal year. The annual base rates would be as follows: \$434,312 in Year 3 and \$439,387 in Year 4 for 427 North Dubuque Street (includes \$28,320 for parking spaces for each year) and \$351,317 in Year 3 and \$355,501 in Year 4 for 112 East Bloomington Street (includes \$16,560 for parking spaces for each year). The annual rates for parking spaces are the original rates and not subject to the annual rate adjustment. All other terms and conditions of the original two leases would remain in full force and effect. Funding for the lease extensions will be from University Housing and Dining Operating Funds.

Iowa State University with the Board as Owner for the following easements:

Iowa State University requests approval to grant three easements to extend innerduct and fiber on University property, which will benefit the University. The innerduct and fiber construction may also serve the requirements of future facilities constructed or operated by the University. ISC Advanced Technologies and Iowa Network Services will be assessed \$1 for each easement.

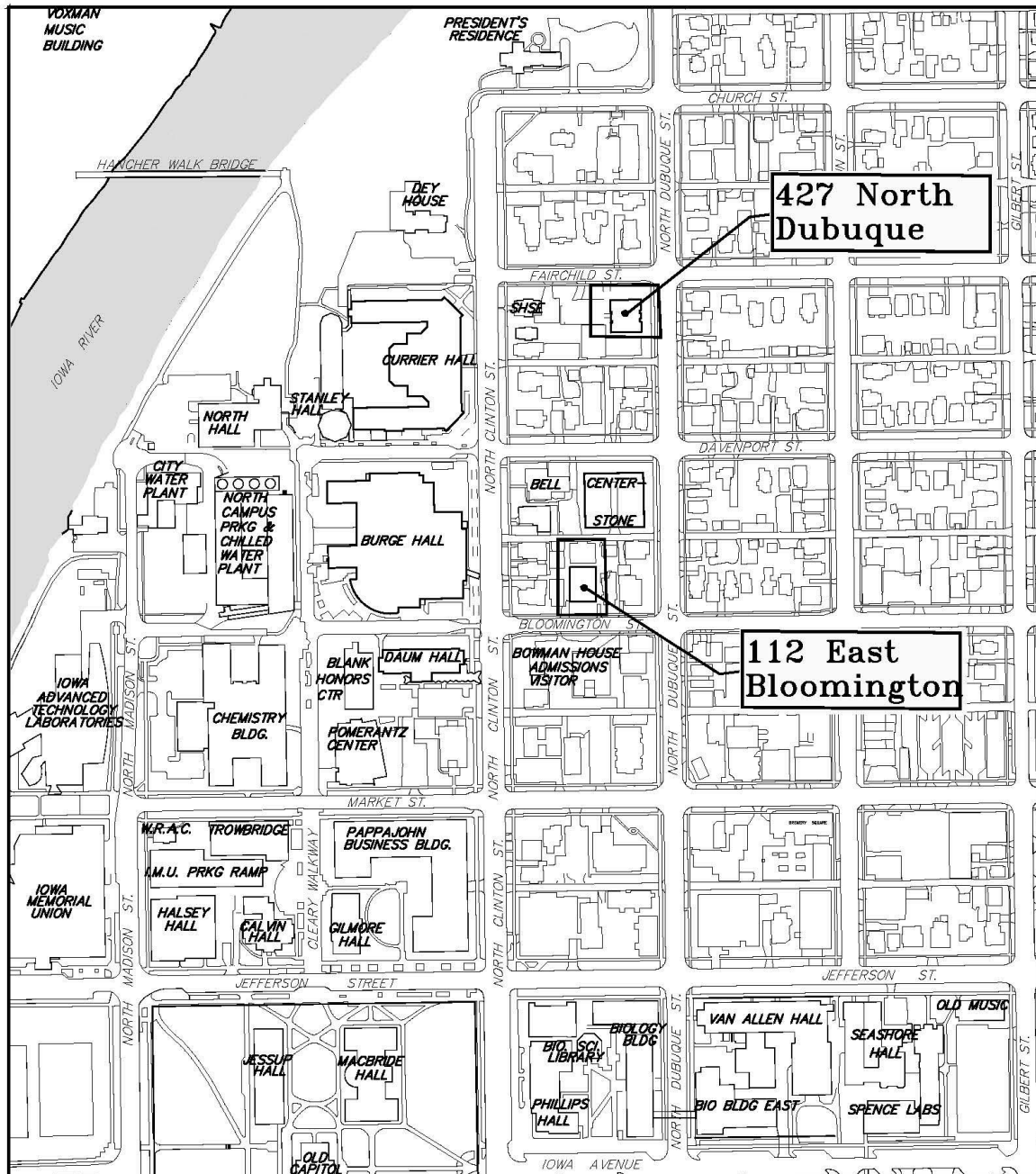
ISC Advanced Technologies

Iowa State University requests approval to grant an easement for ICS Advanced Technologies to extend innerduct and fiber along Stange Road, 13th Street, and Ontario Road.

Iowa Network Services

Iowa State University requests approval to grant two easements for Iowa Network Services to extend innerduct and fiber 1) along Zumwalt Station Road, 520th Avenue, Oakwood Road, and 2) along Stange Road, 13th Street, and Ontario Road.

Additional information is available from the Board Office.



THE UNIVERSITY OF IOWA
3-Exhibits\BOR\
CenterstoneArea.dwg
Plotted: October 29, 2012



Scale: 1" = 300'

Location Map
Apartment Building Leases
112 East Bloomington and
427 North Dubuque