Date: April 20, 2011
To: Roger D. Breed, Commissioner of Education
From: Russ Inbody
Subject: **Lease Transaction** __X_(Over $25,000) Requires State Board of Education Approval
____($25,000 or under) Requires Commissioner of Education Approval

RECOMMENDATION: It is recommended that the State Board of Education authorize the Commissioner to enter into a lease agreement between the Department of Administrative Services, State Building Division and the Department of Education for office space in Lincoln, NE for the period July 1, 2011 through June 30, 2013.

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|---|---|---|---|
| LESSOR | DAS Building Division<br>521 South 14th, Suite 500<br>Lincoln, NE 68508-2707 | LESSEE | Nebraska Department of Education<br>301 Centennial Mall South<br>Box 94987<br>Lincoln, Nebraska 68509 |

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|---|---|
| DESCRIPTION OF PREMISES<br>Location: 301 Centennial Mall So.<br>NE State Office Building<br>Lincoln, Nebraska 68509<br><br>Square Footage: 55,716 | OCCUPIED BY: Nebraska Department of Education<br><br>Section: Commissioner & staff |

ANNUAL COST: $11.26 per square foot $627,362.16 Total Annual Cost

TERM OF LEASE - From __July 1, 2011__ To ___June 30, 2013__ New___ Renewal_X
Special Provisions: (Extensions/Terminations/Options)

Includes:
Space Allocation Agreement - $7.84 per square foot = $436,813.44
Building Renewal Assessment - $3.42 per square foot = $190,548.72

GENERAL LEASE PROVISIONS: (Check Only those provided)

| | |
|---|---|
| _XX_ Fixtures | _XX_ Snow Removal |
| ____ Alterations | _XX_ Outside Yard Care |
| _XX_ Repair/Maintenance | _XX_ Janitor/Restroom Supplies |
| _XX_ Electricity/Water/Natural Gas | _XX_ Custodial Services |
| ____ Paved Parking | _XX_ Barrier Free Design |
| _XX_ Heating Equipment | ____ Other Services (please specify) |
| _XX_ Air Conditioning Equipment | |