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's Division of Rehabilitation Services for office space in North Platte, Nebraska for the period July 1, 2011 through June 30, 2013.

LESSOR	DAS Building Division 521 South 14th, Suite 500 Lincoln, NE 68508-2707	LESSEE	Nebraska Department of Education 301 Centennial Mall South Box 94987 Lincoln, Nebraska 68509
DESCRIPTION OF PREMISES Location: Craft State Office Building 200 South Silber North Platte, NE 69101 Square Footage: 3,820		OCCUPIED BY Team: Rehabilitation Services Section: North Platte Service Office	
ANNUAL COST: $ 19.65 per square foot		$ 75,063.00	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 - $16.94 per square foot = $64,710.80
Building Renewal Assessment - $2.71 per square foot = $10,352.20

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
_XX_ Paved Parking	_XX_ Barrier Free Design
_XX_ Heating Equipment	____ Other Services (please specify)
_XX_ Air Conditioning Equipment	