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 Nebraska Department of Education's Division of Rehabilitation Services for office space in Omaha 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: Downtown Education Center 1313 Farnam on the Mall Omaha NE Square Footage: 8,594		OCCUPIED BY Team: Rehabilitation Services Section: Omaha Service Office	
ANNUAL COST: $15.77 per square foot		$135,527.38 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 - $12.72 per square foot = $109,315.68
Building Renewal Assessment - $3.05 per square foot = $26,211.70

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	