Date: May 21, 2013
To: Roger D. Breed, Commissioner of Education
From: Mark Schultz/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 renew the 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, 2013 through June 30, 2015.

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: 8,671	OCCUPIED BY Team: Rehabilitation Services Section: Omaha Service Office

ANNUAL COST: $15.58 per square foot $135,094.18 Total Annual Cost

TERM OF LEASE - From July 1, 2013 To June 30, 2015 New___ Renewal X
Special Provisions: (Extensions/Terminations/Options)

Includes:
Space Allocation Agreement - $12.72 per square foot = $110,295.12
Building Renewal Assessment - $2.86 per square foot = $24,799.06

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	