

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 15-10-20-04

IN THE MATTER OF AUTHORIZING THE  
COUNTY ADMINISTRATOR TO EXECUTE  
UP TO A FIVE YEAR LEASE AGREEMENT  
WITH MBM GROUP, LLC FOR SPACE  
FOR AN EMPLOYEE HEALTH CLINIC  
LOCATED AT 4725 VILLAGE PLAZA  
LOOP, SUITE 100


WHEREAS the Board has authorized an agreement with Marathon Health to provide health services to County employees and their families

WHEREAS the County is to provide space for the provision of these services

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. That the County Administrator is authorized to execute up to a 5 year lease agreement with MBM Group LLC with terms substantially similar to the lease proposal attached as Exhibit "A"

ADOPTED THIS 20th day of Oct, 2015

  
\_\_\_\_\_  
Jay Bozievich, Chair  
Lane County Board of Commissioners

APPROVED AS TO FORM-

Date 10/15/15

\_\_\_\_\_  
LANE COUNTY OFFICE OF LEGAL COUNSEL

**Exhibit "A"**

**RE: Lease Proposal – 4725 Village Plaza Loop, Suite 100, Eugene, OR**

Dear Tim:

On behalf of Landlord, I am pleased to submit the following Proposal to Lease for the above noted property. We look forward to moving forward with a lease with your client.

- . **Landlord:** MBM Group, LLC
- . **Tenant:** Lane County Health
- . **Building:** 4725 Village Plaza Loop, Eugene, Oregon
- . **Premises:** Suite 100, approximately 2,663 square feet.
- . **Use:** Medical Clinic
- . **Term:** 38 Months.
- . **Lease Commencement:** Upon mutual execution of the lease agreement.
- . **Basic Monthly Rental Schedule:** \$1.10 per square foot, NNN for the first twelve (12) months of the lease after the free rent period with annual increases of 3%.

Tenant shall receive the first 2 months free of Base Rent.

Operating expenses are approximately \$0.66 per square foot, per month, including all building operating expenses with the exception of in-suite janitorial service. Tenant shall pay Landlord monthly for their share of the building operating expenses.

- . **Tenant Improvements:** Tenant Improvements shall be at Tenant's sole cost and expense. Tenant shall obtain Landlord's approval before making alternations to the Premises, said approval shall not be unreasonably withheld.

Tenant shall submit a preliminary space plan and scope of work for Landlord approval prior to lease execution.

- . **Option To Extend:** Tenant shall have the Option to Extend the Lease for two (2) additional term of one (1) year, by providing Landlord with three (3) months prior written notice. The Base Rent



**Bill Newland, CCIM**  
**Campbell Commercial Real Estate**

**Accepted By:**

Landlord

Tenant

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_