



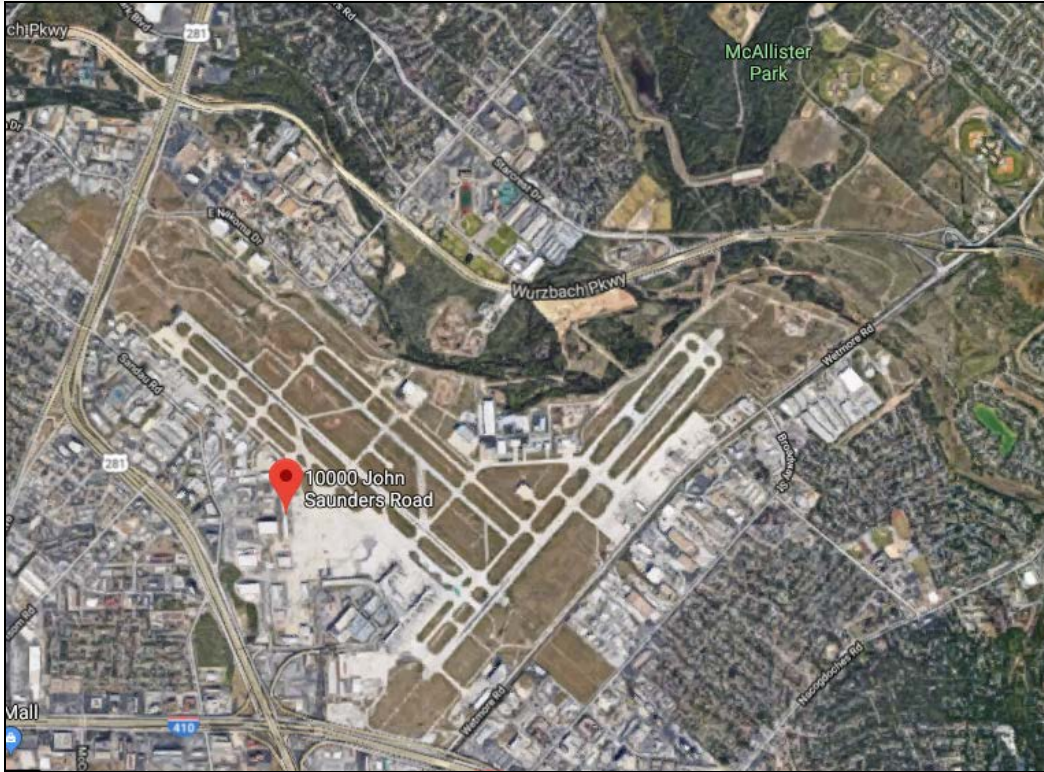
West Cargo Master Lease Agreement

August 30, 2018

Item 13



Location and Description



West Cargo Facility

- 10000 John Saunders Rd
- 32 bays
 - Same size
 - Same amenities

Master Lease Agreement



- Same agreement is used for each bay rather than having the city and potential tenant negotiate on each bay separately.
- Master Lease Agreement for facility has been in place since January 2009.
 - Last agreement approved in October 2013 for a five-year term.

Rental Rates



Rental Term	Amount
Monthly	49,582.67
Annual	\$594,992

- Rental rate is based on appraisal performed by Valbridge Property Advisors in May 2018, uniform operations and maintenance fee and utility charge.
 - Utility charge will be adjusted annually.





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