

# City of Philadelphia



(Bill No. 130803)

## AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into an amendment to the sublease agreement with the Philadelphia Authority for Industrial Development, for use by the City, of an additional portion of the premises located at 111 North 49th Street, Philadelphia, Pennsylvania by the City, all under certain terms and conditions.

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, as subtenant, is hereby authorized to enter into an amendment to sublease agreement with the Philadelphia Authority for Industrial Development ("PAID"), as sublandlord, for use by the City of an additional portion of the premises located at 111 North 49th Street, Philadelphia, Pennsylvania, pursuant to terms substantially set forth in the document attached hereto as Exhibit "A."

SECTION 2. The City Solicitor is hereby authorized to review and to approve the amendment to the lease, amendment to the sublease, and other documents necessary to effectuate this Ordinance, which amendment to the lease, amendment to the sublease, and other documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia and to carry out the purpose of this Ordinance.

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## EXHIBIT "A"

### Terms of Proposed Amendment to Sublease for 111 N. 49th Street, Philadelphia, PA

1. Landlord: Kirkbride Realty Corporation.
2. Tenant/Sublandlord: Philadelphia Authority for Industrial Development.
3. Subtenant: The City of Philadelphia.
4. Premises: The amendment to Sublease will add approximately 2,168 Square Feet of space to the Premises.
5. Term of amended Sublease: 10 years.
6. Use of the Premises: To be used as a woman's shelter and related uses.
7. Rent: The additional rental payable in connection with the amendment to sublease in Lease Year 1 will be approximately \$36,314.
8. Maintenance and Utilities: The City will be responsible for the general maintenance and repair of the interior of the additional rental space. The Landlord is responsible for utilities, common area maintenance, repair and replacement of structural components, mechanical systems, electrical systems, and plumbing systems.
9. Cost of Improvements: The City shall be responsible for all costs of improvements to the additional rental space, sufficient for use of the additional rental space as set forth above.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 12, 2013. The Bill was Signed by the Mayor on January 8, 2014.

A handwritten signature in cursive script, reading "Michael A. Decker".

Michael A. Decker  
Chief Clerk of the City Council