



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 190862**

---

**Introduced October 31, 2019**

---

**Councilmember Parker**

---

**Referred to the  
Committee on Public Property and Public Works**

---

## **AN ORDINANCE**

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with Mount Airy Bethesda Manor CDC, for use by the City of all or a portion of the premises located at 7800 Ogontz Avenue, 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, is hereby authorized to enter into a lease agreement with Mount Airy Bethesda Manor CDC for use by the City of all or a portion of the premises located at 7800 Ogontz Avenue, Philadelphia, pursuant to terms substantially as set forth in the document attached hereto as Exhibit "A".

SECTION 2. The City Solicitor is hereby authorized to review and to approve the lease and other documents necessary to effectuate this Ordinance, which lease and 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.

# City of Philadelphia

BILL NO. 190862 continued

## EXHIBIT "A"

### Terms of Proposed Lease For 7800 Ogontz Avenue, Philadelphia, PA

1. **Landlord:** Mount Airy Bethesda Manor CDC
2. **Tenant:** The City of Philadelphia
3. **Premises Address:** 7800 Ogontz Avenue, Philadelphia, PA
4. **Use of the Premises:** Approximately seventeen thousand four hundred (17,400) rentable square feet, to be used for office space for the City's Fire Department and Department of Public Health.
5. **Term of Lease:** Five (5) years; provided, however, the City (in accordance with Section 8-200(3) of the Philadelphia Charter) shall have right to terminate the Lease amendment, at the City's sole option, at any time after the expiration of four years without liability to the Landlord for damages or loss of profits which would have been realized had the Lease not been terminated.
6. **Renewal Term:** Tenant shall have one (1) five (5) year renewal option.
7. **Rent:** The annual base rent will be approximately \$15 per rentable square foot and will escalate at a rate of approximately 10% per rentable square foot per five (5) years. At approximately 17,400 rentable square feet, the first year's annual base rent will be approximately \$261,000.00 and maintain throughout the initial five (5) year term.
8. **Utilities:** Tenant shall pay monthly for utility usage at the premises.
9. **Operating Expenses:** Tenant is responsible for its pro rata share of real estate taxes, insurance, maintenance and janitorial expenses.
10. **Tenant Improvements:** Landlord shall turn-key the premises based on a mutually accepted space plan.