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Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, all or a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets for further conveyance; to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for use by the City of Philadelphia of a premises located at 1357 S. 12th Street, Philadelphia, Pennsylvania; and to acquire fee simple title or a lesser real estate interest by purchase, condemnation, or otherwise, in a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets; 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, is hereby authorized to convey to the Philadelphia Authority for Industrial Development (PAID) all or a portion of certain parcels of land in and about the area bounded by Wharton, 12th, Reed, and 11th Streets, as more particularly identified in Exhibit A, for further conveyance, under certain terms and conditions.

SECTION 2. Conveyance of the parcels identified in Section 1 and Exhibit A to PAID shall be conditioned upon a commitment by PAID to require Economic Opportunity Plans in accordance with Section 17-1602 of The Philadelphia Code, as amended.

SECTION 3. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter as subtenant into a sublease agreement with PAID, as tenant and sublandlord, for a premises located at 1357 S. 12th Street, Philadelphia, Pennsylvania, for use by the City, pursuant to terms substantially set forth in the document attached hereto as Exhibit B.

SECTION 4. The Commissioner of Public Property, on behalf of the City, is hereby authorized to acquire by purchase, condemnation, deed in lieu of condemnation, donation, dedication, or otherwise, fee simple title or a lesser real estate interest in a portion of certain parcels of land identified in Section 1 and Exhibit A of this Ordinance, including any improvements thereon, and any adjacent alleys to these parcels, for the public purpose of use by the City of Philadelphia, including for the operation of a station for the Philadelphia Fire Department.

SECTION 5. The City Solicitor is authorized to impose such terms and conditions on the transaction authorized by this Ordinance as the City Solicitor deems necessary and proper to protect the interests of the City and to carry out the purposes of this Ordinance.

EXHIBIT A
PREMISES TO BE CONVEYED

EXHIBIT B
TERMS OF PROPOSED SUBLEASE

1. **Landlord:** Alterra Property Group or its designee

2. **Tenant and Sublandlord:** The Philadelphia Authority for Industrial Development.

3. **Subtenant:** The City of Philadelphia, acting through its Department of Public Property.

4. **Premises Address:** 1357 S. 12th Street, Philadelphia, Pennsylvania, 19122

5. **Use of the Premises:** Operation of a station by the Philadelphia Fire Department.

6. **Term of Lease:** 29 years, 11 months

7. **Renewals**: Two renewals of 29 years, 11 months, at City of Philadelphia's option

8. **Rent:** Nominal

9. **Maintenance and Utilities:** The City of Philadelphia will be responsible for the maintenance and utilities associated with the premises.