

**THE SUMMIT AND MEDINA WORKFORCE AREA COUNCIL OF GOVERNMENTS  
FOR OHIO LOCAL WORKFORCE AREA 2  
RESOLUTION 2021-13**

**A Resolution amending the five (5) year lease agreement between the Summit and Medina Workforce Area Council of Governments and the County of Summit providing space for the operations of the SAMWA COG staff.**

**WHEREAS**, Summit and Medina Workforce Area Council of Governments and its Board (“SAMWA COG”), upon determining the necessity of hiring staff, assumed the responsibility of leasing and/or purchasing real property to provide space for SAMWA COG staff operations;

**WHEREAS**, it has been determined that real property, owned by the County of Summit, located at 175 South Main Street, in the City of Akron, Ohio, consisting of 1,350 square feet of office space (the “Premises”), provides a cost-effective and convenient location for the SAMWA COG staff;

**WHEREAS**, representatives of Area 2 and the County of Summit negotiated the terms of a Lease Agreement whereby the SAMWA COG would lease the Premises for a five-year term, from April 1, 2020 to March 31, 2025, with one option to renew for an additional two-year term, in the amount of \$1,209.79 annually;

**WHEREAS**, for year two of said lease, the parties renegotiated the terms of the Lease Agreement, as more fully set forth on Exhibit A; and

**WHEREAS**, the SAMWA COG finds and determines, after reviewing all pertinent information, that it is necessary and in the best interests of Area 2 to authorize the amendment of the aforementioned Lease Agreement with the County of Summit upon the aforementioned terms;

**NOW, THEREFORE, BE IT RESOLVED**, by the SAMWA COG that:

**SECTION 1**

The SAMWA COG hereby authorizes the amendment of the five-year Lease Agreement, attached hereto as Exhibit A, with the County of Summit for the lease of 1,350 square feet of office space located at 175 South Main Street, in the City of Akron, Ohio, for the term of April 1, 2020 to March 31, 2025, with one option to renew for an additional two-year term, in the amount of \$5,400.00 annually, to provide space for the operations of the SAMWA COG staff.

**SECTION 2**

This Directive shall take effect immediately upon its adoption.

Ayes: 2

Nays: 0

Abstain: 0

Absent: 0

ADOPTED, this 24th day of June, 2021.

DocuSigned by:  
*Brian D. Mlsen*  
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Summit County Executive

DS  
*RJF*

DocuSigned by:  
*Colleen Swedyle*  
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Medina County Commissioner

**THE SUMMIT AND MEDINA WORKFORCE AREA COUNCIL OF GOVERNMENTS  
FOR OHIO LOCAL WORKFORCE AREA 2  
RESOLUTION 2021-13**

EXHIBIT "A"

**FIRST AMENDMENT TO THE  
LEASE AGREEMENT**

**BETWEEN**

**County of Summit**

**AS LESSOR**

**AND**

**The Summit and Medina Workforce Area Council of Governments**

**AS LESSEE**

**THE SUMMIT AND MEDINA WORKFORCE AREA COUNCIL OF GOVERNMENTS  
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**EXHIBIT "A"**

**Summary Page**

**Lease Date:** April 1, 2020

**Amendment Effective Date: 4/1/2021**

**Lessor:** County of Summit  
175 South Main Street  
Akron, Ohio 44308

**Lessee:** Summit and Medina Workforce Area Council of  
Governments  
175 South Main Street  
Akron, Ohio 44308

**Premises:**

**Address:** 175 South Main Street  
Suite 209  
Akron, Ohio 44308

**Square Footage of Premises:** 1,350 rentable square feet

**Original Term:** 60 months plus two year option  
**Remaining Term:** 48 months plus two year option

**Fixed and Additional Rent:**

<b>Months</b>	<b>Annual Amount (psf)</b>	<b>Total Annual Rent</b>	<b>Monthly Rent</b>
13-60 fixed	\$ 4.00	\$5,400.00	\$450.00
1-60 additional	0	0	0

**Option Term:**

<b>Option Term Months</b>	<b>Option Term Annual Rent (psf)</b>	<b>Option Term Total Annual Base Rent</b>	<b>Option Term Monthly Rent</b>
61-85	\$ 4.00	\$ 5,400.00	\$450.00

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EXHIBIT "A"

**AMENDMENT TO LEASE AGREEMENT**

This Amendment to the Lease Agreement (this "Lease") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **The County of Summit** ("Lessor") and the **Summit and Medina Workforce Area Council of Governments** ("Lessee").

IN CONSIDERATION of the mutual covenants contained herein, Lessor and Lessee agree to amend the Lease as follows:

Article 1, Section 1.3 shall be deleted and replaced with the following:

**1.3 Lessor's Work.** Lessor has completed the work detailed in Exhibit A to the original Lease and Lessee has paid toward the value of that work the amount of \$6,048.95 (year 1 "Additional Rent"). The total amount of the Additional Rent under the Lease was \$6,048.95. The remaining balance of the Additional Rent is \$0.00. There shall be no further Additional Rent owed by Lessee.

Article 5, Section 5.1 shall be amended as follows:

**5.1 Rent.** Lessee has paid the entire Total Annual Rent under the Lease of \$1,209.79 ("Fixed Rent") for the first twelve months of the Lease. Under this Amendment the Lessee shall pay to Lessor as a fixed minimum annual rent ("Fixed Rent") without demand and without any deduction or set off, in the amount(s) shown on the Summary preceding this Lease, which Summary Page is incorporated herein by reference as if fully rewritten herein. The Rent shall be payable in equal monthly installments as shown on the Summary, payable in advance on the first day of the month beginning April 1, 2021. The payment for any period which is less than a calendar month shall be prorated on a daily basis, based on a thirty-day month

All other references to Additional Rent are deleted. All other terms and conditions of the original Lease remain in full force and effect.