

STATE OF ILLINOIS
CITY OF COLUMBIA
FILED FOR RECORD

OCT - 5 2015

ORDINANCE NO. 3205

AN ORDINANCE TO AUTHORIZE A LEASE EXTENSION BETWEEN THE CITY OF COLUMBIA, ILLINOIS AND SCHEFFEL BOYLE, AN ILLINOIS CORPORATION, FOR THE LEASE OF IMPROVED REAL PROPERTY LOCATED AT 132 S. RAPP AVENUE IN THE CITY OF COLUMBIA, ILLINOIS


City Clerk

WHEREAS, the City of Columbia, Illinois ("City") is a municipal corporation and body both corporate and politic created and existing in and by virtue of the laws of the State of Illinois located in Monroe and St. Clair counties, Illinois, and Scheffel Boyle is an Illinois corporation created and existing under and pursuant to the laws of the State of Illinois ("Tenant");

WHEREAS, the City is the owner of improved real estate having the assigned address of 132 S. Rapp Avenue in the City ("Leased Premises"), which real estate is being leased to the Tenant since it is not currently needed for governmental purposes;

WHEREAS, the City has expressed an interest in continuing its lease of the Leased Premises to the Tenant for an extended period of time since the Leased Premises are not currently needed for governmental purposes, and the Tenant is agreeable to continuing its lease of Leased Premises for such an extended period of time; and

WHEREAS, the City believes and hereby declares that it is in the best interests of the City to continue to lease the Leased Premises to the Tenant as described in the preceding paragraph.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council of the City of Columbia, Illinois, does hereby authorize and direct the Mayor to execute and deliver the Lease Agreement, in the form attached hereto, which Lease Agreement is hereby approved as to form, in as many counterparts as the Mayor shall determine, and

the City Clerk is hereby authorized and directed to attest the same and affix thereto the corporate seal of the City.

Section 3. This ordinance shall be in full force and effect following its passage and publication in pamphlet form, as provided by law.

Alderman Holtkamp moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Martens, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens.

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 5th day of October, 2015.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)

LEASE EXTENSION AGREEMENT

This Lease Extension Agreement ("Extension") is made this 5th day of October, 2015 to take effect November 1, 2015, by and between the City of Columbia, Illinois, a municipal corporation, ("Landlord") and Scheffel Boyle, an Illinois Corporation, ("Tenant"), which has assumed the previous contractual obligations of J.W. Boyle & Co, Ltd.,
WITNESSETH:

WHEREAS, the Landlord desires to lease the Leased Premises to Tenant and Tenant desires to lease the Leased Premises from Landlord for the additional term, at the rental rate and upon the covenants, conditions and provisions herein set forth.

NOW THEREFORE, in consideration of the payment of rent and the mutual promises and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. The Landlord is the owner of improved real estate having the assigned address of 132 S. Rapp Ave, Columbia, Illinois, which includes the Leased Premises currently leased by the Tenant as an assignee of J.W. Boyle & Co., and the Leased Premises is configured as shown as Area 1 in the Leasing Plan, attached;
2. This Extension certifies that the parties agree to extend the lease agreement for an additional time period of two (2) months, starting November 1, 2015 and ending December 31, 2015 and that, during the additional period, this lease will be extended at the current rate of \$1,265 per month;
3. This document binds the Landlord and the Tenant to the terms and conditions of the original lease;
4. This lease extension agreement, along with the attached original lease, is the entire agreement between both parties.

Oak Street Community Building Lease Extension – Scheffel Boyle & Co. – 2015

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

SCHEFFEL BOYLE
Tenant

By: *Michael E. Fitzgerald*
MICHAEL E. FITZGERALD, President

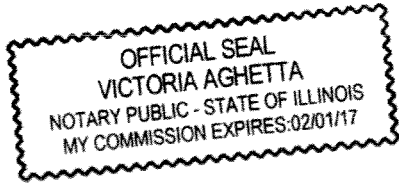
ATTEST:

Stephen P. Langendorf
~~STEPHEN~~ P. LANGENDORF, Secretary
STEVEN

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

The undersigned, a Notary Public in and for the County and State aforesaid, hereby certifies that MICHAEL E. FITZGERALD and STEPHEN P. LANGENDORF, personally known to me to be the principals of Scheffel Boyle, an Illinois Professional Corporation, appeared before me this date in person and acknowledged that they signed and delivered the above and foregoing document for and on behalf of said corporation, Michael E. Fitzgerald and Stephen P. Langendorf, as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation, Scheffel Boyle, for the uses and purposes set forth above.

Given under my hand and Notary Seal this 20 day of October, 2015.



Victoria Aghetta
Notary Public

Oak Street Community Building Lease Extension – Scheffel Boyle & Co. – 2015

CITY OF COLUMBIA, ILLINOIS

Landlord

By: 

KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

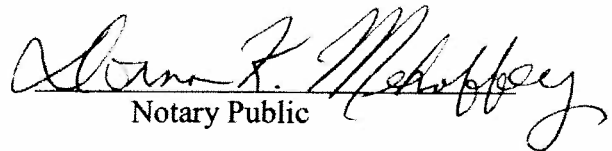
(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

The undersigned, a Notary Public in and for the County and State aforesaid, hereby certifies that KEVIN B. HUTCHINSON and WESLEY J. HOEFFKEN, personally known to me to be the Mayor and City Clerk, respectively, of the City of Columbia, Illinois, a municipal corporation and body both corporate and politic located in the Counties of Monroe and St. Clair in the State of Illinois, appeared before me in person this date and acknowledged that they signed and delivered the above and foregoing document for and on behalf of said City of Columbia, Illinois, pursuant to an enabling ordinance being first enacted by the City Council of said City, as their free and voluntary act and deed and as the free and voluntary act and deed of said City of Columbia, Illinois, for the uses and purposes set forth above.

Given under my hand and Notary Seal this 5th day of October, 2015.

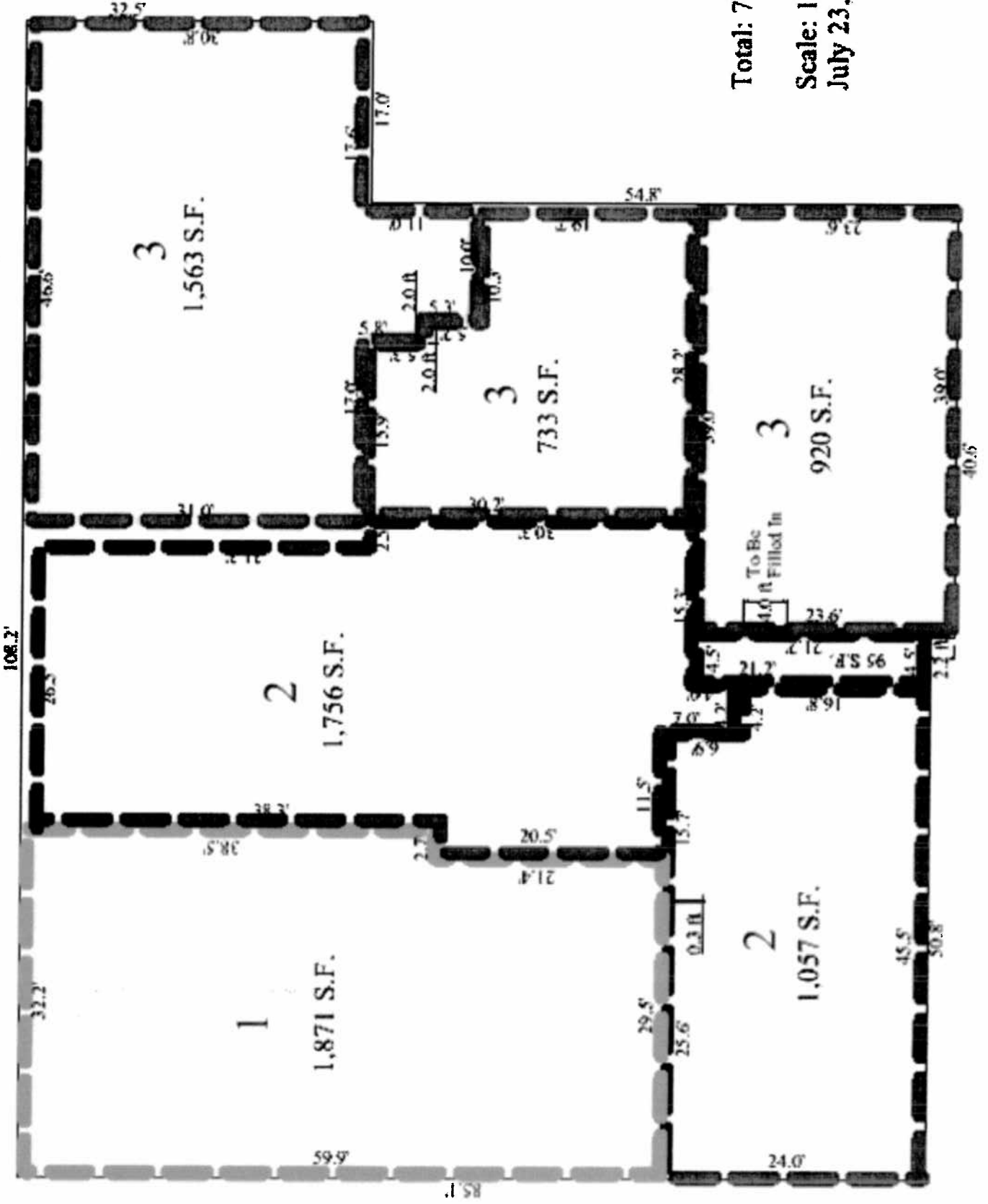




Notary Public

Rapp Street

"Oak Street Community Building"



Oak Street

Total: 7,995 S.F.

Scale: 1/16" = 1'

July 23, 2010