

**BOARD OF TRUSTEES
UNIVERSITY OF THE DISTRICT OF COLUMBIA
UDC RESOLUTION NO. 2021 – 22**

SUBJECT: APPROVAL OF A LEASE AGREEMENT BETWEEN MOM’S ORGANIC MARKET, INC. AND THE BOARD OF TRUSTEES OF THE UNIVERSITY OF THE DISTRICT OF COLUMBIA AS LANDLORD (THE “LEASE AGREEMENT”)

WHEREAS, pursuant to D.C. Code § 38-1202.1(a)(5), the Board of Trustees (“Board”) possesses all powers necessary or convenient to accomplish its statutorily prescribed objects and duties, including the power to make, deliver, and receive deeds, leases and other instruments; and

WHEREAS, the University Administration recommends leasing approximately 16,616 rentable square feet of available space at the Van Ness Campus, 4250 Connecticut Avenue, NW, Washington, DC 20008, to MOM’s Organic Market, Inc. to operate a natural and organic grocery store, including a food counter serving made to order and prepared food and beverages; and

WHEREAS, the Lease Agreement includes a term of seventeen (17) years, with options to extend the term of the lease for two (2) additional five-year terms; and

WHEREAS, the Lease Agreement was negotiated, and the Administration has determined that the terms in the Lease Agreement are favorable to the University with due consideration to maintenance and operation efficiency and that the charges are consistent with prevailing scales in the community for comparable facilities; and

WHEREAS, pursuant to 8B DCMR § 2100.1, the President, subject to Board approval, is authorized and empowered to rent any building or land belonging to the University or under jurisdiction of the President, or any available space therein, whenever such building, land or space is not then required for the purpose for which it was acquired; and

WHEREAS, the Lease Agreement requires the approval of the Board prior to the President entering into the Lease Agreement.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees approves the Lease Agreement and the President is authorized to execute the Lease Agreement in substantially the form attached hereto as **Attachment A**.

BE IT FURTHER RESOLVED, that the President is authorized to exercise options to extend the term of the Lease Agreement in accordance with the terms of the Lease Agreement.

Submitted by the Operations Committee:

June 22, 2021

Approved by the Board of Trustees:

June 29, 2021



Christopher D. Bell
Chairperson of the Board