

**BOARD OF TRUSTEES
UNIVERSITY OF THE DISTRICT OF COLUMBIA
UDC RESOLUTION NO. 2021 – 46**

SUBJECT: APPROVAL OF A SUBLEASE BETWEEN HOWARD UNIVERSITY AND THE BOARD OF TRUSTEES OF THE UNIVERSITY OF THE DISTRICT OF COLUMBIA AS SUBLANDLORD (THE “SUBLEASE 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 subleasing the entire nine (9) story office building, land, and parking facilities, consisting of approximately 87,883 rentable square feet located at 801 N. Capitol Street, NE, Washington, DC 20002, to Howard University for educational uses; and

WHEREAS, the Sublease Agreement is for an approximate five-year term commencing on January 1, 2022 and ending on November 29, 2026; and

WHEREAS, the Sublease Agreement was negotiated, and the Administration has determined that the terms in the Sublease 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 Sublease Agreement requires the approval of the Board prior to the President entering into the Sublease Agreement.

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

Submitted by the Operations Committee: December 14, 2021

Approved by the Board of Trustees: December 14, 2021



Christopher D. Bell
Chairperson of the Board