

**AGENDA**



**Recommendation for Council Action (Real Estate)**

<b>Austin City Council</b>	<b>Item ID:</b>	15448	<b>Agenda Number</b>	23.
<b>Meeting Date:</b>	May 24, 2012			
<b>Department:</b>	Office of Real Estate Services			
<b>Subject</b>				
<p>Authorize the negotiation and execution of all documents and instruments necessary or desirable to permit Austin Java City Hall, L.P. to assign its interest in its lease with the City of Austin to LICKONA'S CITY HALL, LLC, and to amend the lease to modify the rent structure, allow physical interior and exterior changes, add one additional five-year renewal option, increase the security deposit and permit live music.</p>				
<b>Amount and Source of Funding</b>				
<p>[REDACTED]</p>				
<b>Fiscal Note</b>				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
<b>Purchasing Language:</b>	[REDACTED]			
<b>Prior Council Action:</b>	<p>March 10, 2005: Council approved Resolution No. 050310-4, authorizing the negotiation and execution of a City Hall Café lease agreement.</p> <p>August 27, 2009: Council authorized the City Manager to negotiate and execute a lease amendment.</p>			
<b>For More Information:</b>	Lauraine Rizer 974-7078; Mashell Smith 974-7149; Amanda Glasscock 974-7173.			
<b>Boards and Commission Action:</b>	Recommended by the Design Commission.			
<b>MBE / WBE:</b>	[REDACTED]			
<b>Related Items:</b>	[REDACTED]			

Additional Backup Information

The City of Austin and Austin Java City Hall, L.P., a Texas limited partnership, entered into a lease agreement on September 22, 2005, for a retail suite containing approximately 2,658 square feet located at 301 W. Second Street, Suite 100, Austin, Texas, and more commonly known as the Austin City Hall.

Tenant has asked for consent to assign its interest in the lease to Lickona's City Hall, LLC, and a lease amendment granting the assignee the right to an additional five year option, a change in rent structure, among other things, the right to renovate the space to include a broader menu, and the right to play live music. Configuration of plants with respect to species, size and location will remain substantially the same. The sign shall remain in its exact location and at approximately the same height and width as the current signage.