



Recommendation for Action

File #: 20-2767, **Agenda Item #:** 28.

8/27/2020

Posting Language

Authorize negotiation and execution of a second amendment to the lease with Wild About Music, LLC, DBA Austin Rocks, a retail tenant occupying approximately 1,435 square feet located at 301 West 2nd St., Suite 200, including a renewal term of 60 months, with an option to terminate at 18 months.

Lead Department

Office of Real Estate Services.

Fiscal Note

This item has no fiscal impact

Prior Council Action:

October 6, 2011; 43-month lease approved.

For More Information:

Alex Gale, Interim Officer, Office of Real Estate Services, 512-974-1416; Megan Herron, Office of Real Estate Services, 512-974-5649.

Additional Backup Information:

Wild About Music, LLC, DBA Austin Rocks, entered into a lease agreement with the City of Austin on February 10, 2012. This lease was renewed on October 1, 2015 and expires September 30, 2020. The second renewal term commences on October 1, 2020 and expires September 30, 2025.

The COVID-19 pandemic struck during Austin Rocks' renewal notification period (April - June 2020). Wild About Music, LLC, DBA Austin Rocks, expressed concern not being able to reopen during the pandemic. The base rent is \$30.90 per square foot. The monthly base rent of \$3,634.14 per month and utilities, which vary, are currently deferred from April 2020 - September 2020. The Second Amendment will allow Wild About Music, LLC, DBA Austin Rocks, to terminate at eighteen (18) months without penalty.

If, Wild About Music, LLC, DBA Austin Rocks is able to reopen, Wild About Music, LLC, DBA Austin Rocks will remain for the remainder of the sixty (60)-month term. Wild About Music, LLC, DBA Austin Rocks will continue to pay base rent at the current rate and utilities throughout these eighteen (18) months. If, Wild About Music, LLC, DBA Austin Rocks remains through the remaining sixty (60) month-term a market rent study will be conducted by a third party appraiser to determine the base rent for the remainder of the sixty (60)-month term.

Strategic Outcome(s):

Government that Works for All.