

**RESOLUTION AUTHORIZING THE LEASE OF A
PORTION OF THE CHARLOTTE TRANSPORTATION
CENTER TO 49rs Bodega, LLC d.b.a. The Bodega**

WHEREAS, the City of Charlotte owns property more particularly identified as tax parcel number 125-011-14 bound by East Trade Street, South Brevard Street, East 4th Street, and the Blue Line in Charlotte, North Carolina more particularly identified as the The Charlotte Transportation Center (CTC) (the "Site"); and

WHEREAS, the Site contain approximately 18,200 square feet of leasable retail space ("Retail Space"); and

WHEREAS, 49rs Bodega, LLC desires to lease approximately 930 square feet of the Retail Area (the "Property") for operation of a convenience store/grocery products for 61-month term with no options to renew; and

WHEREAS, in consideration of the lease, 49rs Bodega LLC has agreed to pay annual rent for the first year of; \$3,200 a month (\$38,400 per year) for the first year and 3 percent annual rent rate increases thereafter during the lease term; and

WHEREAS, North Carolina General Statute § 160A-272 and Charlotte City Charter § 8.131 give the City the right and option to lease the Property for its own benefit upon such market terms and conditions as it determines; and

WHEREAS, the required notice has been published and City Council is convened in a regular meeting; and

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Charlotte, pursuant to §8.131 of the City of Charlotte Charter, that it hereby authorizes the leases of the above-referenced Property as follows:

THE CITY COUNCIL HEREBY APPROVES THE LEASE OF THE CITY PROPERTY DESCRIBED ABOVE TO 49RS BODEGA, LLC, UPON THE TERMS AND CONDITIONS SET FORTH HEREIN, AND AUTHORIZES THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL INSTRUMENTS NECESSARY TO THE LEASE.

THIS THE ____ DAY OF _____, 2023.