

RESOLUTION AUTHORIZING THE LEASE OF
A PORTION OF UNIVERSITY CITY BOULEVARD (UCB)
PARKING DECK AT NORTH TRYON STREET
AND UNIVERSITY CITY BOULEVARD TO
JUAMOTO SUNFIRED CUISINE LLC

WHEREAS, the City of Charlotte owns property more particularly identified as tax parcel number 047-231-11 at the corner of North Tryon Street and University City Boulevard in Charlotte, North Carolina more particularly identified as the University City Blvd. (UCB) Parking Deck (the "Site"); and

WHEREAS, the Site contains approximately 11,495 square feet of leasable retail space ("Retail Space"); and

WHEREAS, JuaMoto Sunfired Cuisine LLC desires to lease approximately 2,472 square feet of the Retail Area (the "Property") for operation of a restaurant and related services and products for a 63-month term with one option to renew for an additional sixty (60) months; and

WHEREAS, in consideration of the lease, JuaMoto Sunfired Cuisine has agreed to pay annual rent for the first year of; \$4,429 a month (\$53,148 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 JUAMOTO SUNFIRED CUISINE 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 22ND DAY OF SEPTEMBER 2025.