

RESOLUTION AUTHORIZING THE LEASE OF A PORTION OF
JW CLAY PARKING DECK AT NORTH TRYON STREET AND JW
CLAY BOULEVARD TO CAROLINA FIT FOODS LLC D/B/A
PROJECT LEAN NATION

WHEREAS, the City of Charlotte owns property more particularly identified as tax parcel number 047-291-47 at the corner of North Tryon Street and JW Clay Boulevard in Charlotte, North Carolina more particularly identified as the JW Clay Parking Deck (the "Site"); and

WHEREAS, the Site contain approximately 15,470 square feet of leasable retail space ("Retail Space"); and

WHEREAS, the Carolina Fit Foods, LLC, operating as Project Lean Nation, desires to lease approximately 1,711 square feet of the Retail Area (the "Property") for operation of a facility for retail selling supplements, hygiene products and services, wellness and nutrition consumables, and prepackaged meals for a 63-month term with one option to renew for sixty (60) months; and

WHEREAS, in consideration of the lease, Project Lean Nation has agreed to pay annual rent for the first year of; \$3,564.58 a month (\$42,774.96 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 DESCRIBES ABOVE TO CAROLINA FIT FOODS, 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.

CERTIFICATION

I, _____, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the ___ day of _____, 2022, and the reference having been made in Minute Book _____, Page _____, and recorded in full in Resolutions Book _____, Page _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the ___ day of _____, 2022.
