

## GARFIELD COUNTY MASTER LEASE INDEX - 2014

Tenant	Lease Address	Lease Type	Lease Date	Lease Term	Renew Option	Rent	Rent Adjustment	Late Fees	Prop Tax	Utilities	Insur	Landlord Maintenance	Tenant Maintenance	Rt to End	BOCC Date	County Rep	Reception No.	
BOCC [Burgess]	2102 Airport Rd, Rifle [Burgess Building]	Commercial	05/01/11	12/31/11	Yes	\$2,500	Yes	Yes	Landlord	Tenant	Choose an item.	Foundation Bearing and exterior walls, excluding galls and doors, Sub-flooring Roof Outside electric, gas, water, waste water service lines Window frames Gutters and downspouts	Snow removal on sidewalks and parking lots Water lawn	Choose an item.	X	CM	802164	
			01/01/12	12/31/12	Yes	\$2,500										X	CM	813645
			01/01/13	12/31/13	Yes	\$2,575										X	CM	829758
			01/01/14	12/31/14	Yes	\$2,575										X	CM	844983
			01/01/15	12/31/15	No	\$2,575										?	CM	?
BOCC [County Coroner]	1806 Medicine Bow Court, Silt	Commercial	12/15/14	12/31/17	Yes	Yr. 1 \$42,000 lump sum			Landlord	Tenant	Landlord	Exterior and structural Heat and AC Service lines and pipes Snow plowing Landscaping	Routine repairs Inside maintenance Follow rules and regs Environmental and Hazardous materials compliance		?	Public Works	857443	
						Yr. 2 \$43,260 lump sum												
BOCC [District Attorney]	Alpine Professional Bldg 817 Colorado Ave, Suite 301, GWS	Commercial	10/1/14	9/30/15		\$5,893.33 Monthly Total base \$70,720				Tenant	Tenant – public liability				9/15/14	Public Works	?	
Brown & Wills LLP	801 Colorado Ave, GWS [Petre Building]	Commercial	09/01/13	02/28/15	No	\$850	No	No	Tenant	Landlord	Choose an item.	Parking lot ice and snow Common Areas Shared Improvements Roof Exterior Walls Underground Plumbing Garbage pickup	Store fronts Bulkheads Entry and Exit doors Ornamental facing Plate Glass Glazing Improvements Plumbing stopped up by	Yes	?	Public Works	843251	

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													matter introduced through fixtures Custodial Service				
<b>Garfield County, USDI – Bureau of Land Management, and USDA – Forest Service</b>	0150 County Road 365, Rifle, CO 95370 [sic?] [Airport]	Co-located Rifle Interagency Fire State in Rifle, CO													?	Airport Director ? ?	?
<b>Gene's Lock and Key</b>	805 Colorado Ave, GWS [Petre Building]	Commercial	09/01/13	06/30/14	No	\$735	No	No	Tenant	Landlord	Choose an item.	Parking lot ice and snow; Common Areas Shared Improvements Roof Exterior Walls Underground Plumbing	Snow and Ice removal at public parking and pedestrian areas; Store fronts Bulkheads Entry and Exit doors Ornamental facing Plate Glass Glazing Improvements Plumbing stopped up by matter introduced through fixtures	Yes			842978
<b>Garfield County Search and Rescue, Inc.</b>	2102 Airport Rd, Rifle [Burgess Building]	Grantee	05/15/11	12/31/11	Yes	\$2,500	Yes	Choose an item.	Choose an item.	Choose an item.	Choose an item.		Phone Janitorial Service Internet	Choose an item.	X	CM	802681
			01/01/12	12/31/12	Yes	\$2,500									X	CM	814283
		#835636	01/01/13	12/31/13	Yes	\$2,575									X	CM	829759
		#852249	01/01/14	12/31/14	Yes	\$2,575									8/4/14	CM	852250
		#	01/01/15	12/31/15	No	\$2,575										CM	
<b>Hess &amp; Schubert</b>	110 8 <sup>th</sup> Street, GWS [Petre Building]	Commercial	09/01/01	<b>02/28/15</b>	No	\$2,166	No	No	Tenant	Landlord	Choose an item.	Parking lot ice and snow Common Areas Shared Improvements Roof Exterior Walls Underground Plumbing	Store fronts Bulkheads Entry and Exit doors Ornamental facing Plate Glass Glazing Improvements	Yes	?	Public Works	842979

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												Garbage pickup	Plumbing stopped up by matter introduced through fixtures Custodial Service				
<b>Johnny McGuire</b>	720 Colorado Ave, GWS	Parking Lot	9/15/14	Mo to mo		\$120										Public Works	853608
<b>River Bridge</b>	520 21 <sup>st</sup> St, GWS Plus 7 parking spots	Grantee	<i>2015 lease/grant is in the works</i>		No	\$8,000 per quarter	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.			Choose an item.	?	CM	2014 – 846585 2015 in works
<b>Mountain Family Health Centers</b>	Land, up to 15,000 sq ft, to build a medical and dental services facility; It will be accessed through the 14 <sup>th</sup> St access.	Commercial	7/19/10	12/31/30	Yes	\$6,000 per year for 5 years then increases	Yes	No	Choose an item.	Tenant	Tenant		Tenant maintains Facility; County may allocate a portion of Campus maintenance to Tenant; Water and Sewer Tap Fees= Tenant	Choose an item.		Public Works	791098
<b>Preferred Transportation</b>	6,351 square feet at the Airport for vehicle storage	Airport	1/1/13	12/31/20	Yes	\$1,042.27 per year	Yes	Yes	Choose an item.	Tenant	Tenant	Airport ...	Interior and exterior of storage facility; Snow Removal; Security; Trash;	Yes		Airport Director	835263
<b>Sewing Works</b>	321 East Avenue, Rifle, CO 81650 [The Henry Building]	Grantee	<i>Not sure if renewed for 2015</i>		Choose an item.	\$18,960 per year	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.			Choose an item.		CM	<i>2012 lease = 815100</i>
<b>Worrell Durrett</b>	201 8 <sup>th</sup> Street Glenwood Springs, CO 81601 And 8 Parking spots	Commercial	06/01/12	05/31/14	Yes	\$35,000 per year	No	Choose an item.	Tenant	Tenant	Tenant			Choose an item.			
			Amended	06/30/14													
					Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.			Choose an item.			