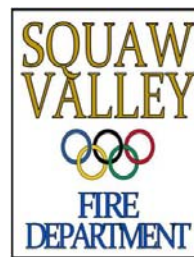




## SQUAW VALLEY PUBLIC SERVICE DISTRICT



### Commercial Lease – Early Termination Request

**DATE:** January 27, 2014

**TO:** District Board Members

**FROM:** Jesse McGraw, Operations Manager

**SUBJECT:** Termination of Lease Request, Tahoe Sierra Board of Realtors

**BACKGROUND:** In September, 2014, the Tahoe Sierra Board of Realtors (TSBoR) requested the District to terminate their commercial lease agreement on November 30, 2014. The date of termination was extended by 1.5 months to January 15, 2015; the premises were vacated as of that date. The TSBoR has been a tenant in good standing with the District for almost 10 years. The premises were left in good condition and possibly better condition than when originally leased due to tenant improvements such as flooring, carpet, and fixtures. District personnel are performing some minor cleaning, patching and spot painting to be deducted from the tenant's security deposit.

The term of the lease was extended by Lease Addendum #2 in March 2010 for 5 years terminating March 31, 2015. The TSBOR has agreed to assist in finding a new tenant and requests the District approve the termination date of January 15, 2015 and to be released from any further obligations as of that date (copy of request attached).

**DISCUSSION:** District staff is in process of negotiating with prospective lessees and having the premises vacant is conducive to that process. All utility billings are current and snow removal is paid up for the entire lease period. The monthly rent was reduced during the recession and locating a new tenant may result in the District receiving a higher rent.

**ALTERNATIVES:**

1. Accept the termination of lease as requested, waiving rent that would be due from January 15, 2015 through March 31, 2015 and return such deposits that may be remaining, after repairs and cleaning.

2. Reject the request to terminate the lease and exercise the District's rights as established within the lease.

**RECOMMENDATION:** Staff recommends the lease be terminated, as requested

**ATTACHMENTS:** Letter from TSBOR Dated January 20, 2015.

**DATE PREPARED:** January 20, 2015.



January 20, 2015

Mike Geary, General Manager  
Squaw Valley Public Service District (SVPD)  
P.O. Box 2026  
Olympic Valley, Ca 96146

**RE: 1810 Squaw Valley Road, Commercial Lease**

The Tahoe Sierra Multiple Listing Service, Inc (TSMLS), a subsidiary of the Tahoe Sierra Board of Realtors® (TSBOR) will not be renewing the lease of 1810 Squaw Valley Road, Olympic Valley, CA due to expire on March 31, 2015. We have vacated the premises as of January 15, 2015 and would like to be released of any further obligation as of that date.

Best regards,

Sue Ruane, Executive President  
Tahoe Sierra Board of Realtors®