



BOARD OF COMMISSIONERS  
Agenda Item Summary

Agenda Category: Agreements Item No:

**Meeting Date: June 25, 2019**

**Originating Department:** Tax/ Property Management

**Issue:** In the matter of Klamath County terminating a lease with National Mentor Services, LLC dba Mentor Oregon.

**Background:** Klamath County is terminating a Facility Lease Agreement with National Mentor Services, LLC dba Mentor Oregon for property located at 2426 and 2428 White Avenue, Klamath Falls, OR effective June 30, 2019. Lessee agrees to pay Lessor \$8539.75 for repairs to 2426 White Ave. which has been paid from the Mental Health DD Reach Properties account and up to \$10,000 for repairs to be performed at 2428 White Ave. paid directly to the contractors performing the repairs.

**Fiscal Impact:** Revenues and expenditures in the Mental Health DD Reach Properties sub-department will be increased by \$8,539.75. There is no net fiscal impact.

**Recommended Motion:** Approve and execute the Lease Termination Agreement with National Mentor Services, LLC dba Mentor Oregon for 2426 and 2428 White Ave. Klamath Falls, OR with Revenues and expenditures in the Mental Health DD Reach Properties sub-department increased by \$8,539.75. There is no net fiscal impact.

DONE AND DATED this 25th Day of June 2019.

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Chair

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Vice-Chair

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Commissioner

Approved   
Denied

Approved   
Denied

Approved   
Denied


LEASE TERMINATION AGREEMENT

This Lease Termination Agreement ("Termination Agreement") is entered into by and between Klamath County (the "Lessor") and National Mentor Services, LLC d/b/a Mentor Oregon (the "Lessee") on the date set forth below.

1. On July 1, 2016, Lessee and Lessor entered into a Facility Lease Agreement ("Lease Agreement") whereby Lessee agreed to lease the property located at 2426 and 2428 White Avenue (the "Premises") from Lessor. The Lease Agreement and subsequent amendments is attached hereto and incorporated herein.
2. Pursuant to Amendment Number Two to the Facility Lease Agreement and the notice of termination dated May 14, 2019, the Lease is hereby terminated as of the date set forth below.
3. Lessee agrees to relinquish all right of possession to the Premises on June 30, 2019 ("Lease Termination Date") and remove all of Lessee's effects and belongings.
4. Lessor agrees that Lessee, and Lessee's heirs, successors and assigns have no further obligations under the Lease Agreement as of the Lease Termination Date, except as set forth herein.
5. Lessee agrees to maintain all current utility, cable and PG&E payments until Lease Termination Date.
6. Lessee agrees to fully reimburse the Lessor for the repairs performed on 2426 White Avenue, Unit A for a total of \$8539.75. The Lessor shall submit invoices to Lessee for review and prompt payment. Payment shall be remitted to the Lessor.
7. Lessee shall pay the contractors directly for the repairs performed at 2428 White Avenue, Unit B total not to exceed \$10,000.00. Mentor shall pay the contractors to repair the doors, demolition and removal of flooring, installation of solid surface flooring, repair and replace all electrical outlets and light fixtures, and apply fresh paint in the unit.
8. Lessor agrees that Lessee's heirs, successors and assigns shall have no further obligations under the Lease Agreement provided Lessee has complied with Paragraphs 5, 6, and 7 herein.

Executed this 10<sup>th</sup> day of June, 2019.

National Mentor Services, LLC  
d/b/a Mentor Oregon  
6600 France Avenue South, Ste. 500  
Edina, MN 55453  
(952) 925-5067

  
\_\_\_\_\_  
National Mentor Services, LLC  
Authorized Agent

Board of County Commissioners  
Klamath County Government Center  
305 Main Street  
Klamath Falls, OR 97601  
541) 851-2256

\_\_\_\_\_  
Donnie Boyd, Chair  
Board of County Commissioners

03-0490296

Federal Tax I.D. Number

6/10/19

Date

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Kelley Minty Morris, Vice-Chair  
Board of County Commissioners

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Derrick DeGroot, Commissioner  
Board of County Commissioners

Approved as to legal sufficiency:

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County Counsel