



## **NOTICE OF LEASE**

The County has available approximately 118 square feet of space within the historic courthouse located at 115 N. Church Avenue, Tucson, AZ (the "Building"), which is suitable for use as a snack and coffee shop ("Snack Shop") for the convenience of Building tenants, employees, visitors, and the general public. The County intends to lease the Snack Shop without a public auction, as permitted under A.R.S. § 11-256(E), using a limited competition process. Information about that process is available at <https://webcms.pima.gov/cms/One.aspx?pageId=18639>

Anyone interested in leasing the Snack Shop may, however, request, in writing, that the County instead submit the lease to public auction. The request must be submitted in hard copy to the Pima County Facilities Management Department at 150 West Congress Avenue, 3rd Floor, Tucson, AZ 85701. The request must be received before 5:00PM on March 31, 2020. If such a request is submitted in a timely manner, the County will conduct a public auction as provided in A.R.S. § 11-256(C), with a minimum monthly rent of \$300.00.

The material terms of the lease are as follows: full-service lease; 2-year initial term, with 3 one-year extension options; tenant will be required to operate the Snack Shop 7 days a week (6AM to 6PM Monday through Thursday, 6AM to 10PM on Friday, 10AM to 10PM on Saturday, and 12PM to 5PM on Sunday); Tenant may operate up to 2 coffee carts; Tenant must obtain an operating permit from the Pima County Health Department and tenant's employees must be certified food handlers; tenant must maintain insurance policies with certain minimum limits; tenant is responsible for cleaning the Snack Shop but the County is responsible for other maintenance and repairs; rent is paid monthly in advance. The amount of the rent will be established through the limited competition process, but will be at least \$300 per month.