

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Institutional Agreements, Leases and Easements  
**Date:** October 6, 2003

**Recommended Action:**

Approve the leases for the benefit of the institutions as summarized below. **(ROLL CALL VOTE)**

**Executive Summary:**

The Iowa Code requires that agreements, leases and easements involving real property be approved by the Board of Regents by roll call vote.

The leases have been reviewed by the Attorney General's Office and are recommended for approval.

Approval is requested for the following:

University of Iowa	Lease renewal with Selim Laboratories for its use of business incubator space at the Oakdale Campus.
Iowa State University	Lease supplement with Livingston South (formerly Southgate Square Business Park) for the University's use of additional office space in Ames, Iowa, for the Iowa Energy Center.
Iowa School for the Deaf	New lease agreement with School employee Rebecca Stafford for her use of a residence on the Iowa School for the Deaf campus.

**Background and Analysis:****UNIVERSITY OF IOWA****LEASE**

Tenant	<b>Selim Laboratories (renewal)</b>
Area/Location	804 square feet of space (311 square feet of office space and 493 square feet of laboratory space) at the Technology Innovation Center at the Oakdale Research Park.
Lease Term	One-year period commencing November 1, 2003, through October 31, 2004.

Lease Rate	\$733.83 per month (\$8.50 per square foot for office space, \$12.50 per square foot for laboratory space, \$8,806.00 per year).
Space/Rate Comparison	The amount of office and laboratory space is unchanged. The lease rate for the office and laboratory space increased by \$2.50 per square foot.  The increase is consistent with the rental rate schedule for the Research Park.
Use of Space	Selim Laboratories uses the space to develop technologies to protect human health against illnesses and diseases caused by exposure to chemicals, particularly those used in the agricultural industry.
Liability	The tenant agrees to indemnify, defend, and hold harmless the University as customarily required.
Principal Information	The principal, Dr. Mustafa I. Selim of Iowa City, is a former Associate Professor in the University's Department of Occupational and Environmental Health.

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## IOWA STATE UNIVERSITY

### LEASE

Landlord	<b>Livingston South (formerly Southgate Square Business Park) (lease supplement)</b>
Area/Location	Additional 2,489 square feet of office space adjacent to the existing 3,095 square feet of office space (total of 5,584 square feet) in the Southgate Square Business Park, 2521 Elwood Drive, Ames, Iowa.
Lease Term	Commencing August 15, 2003, or prorated on a per diem basis to the first day the space modifications (installation of door connecting the two leased spaces) are complete for occupancy, through February 28, 2005.
Lease Rate	\$6,138 per month (\$13.19 per square foot, \$73,656 per year).
Space/Rate Comparison	Increase of 2,489 square feet of space; the rental rate per square foot is unchanged.
Use of Space	Office staff space for the Iowa Energy Center.
Additional Information	All other terms of the existing agreement would remain in effect.
Liability	The University agrees to be responsible for claims arising from its use and occupancy of the space in accordance with <u>Iowa Code Chapter 669</u> .
Principal Information	The principal, Paul Livingston, has no affiliation with the University.

IOWA SCHOOL FOR THE DEAF

LEASE

Tenant	<b>Rebecca Stafford (new)</b>
Area/Location	Iowa School for the Deaf residence located at 2901 Valley View Drive, Council Bluffs, Iowa.
Lease Rate	\$665 per month (\$5,320 for 8 months).
Lease Term	Eight-month period commencing November 1, 2003, through June 30, 2004.
Use of Space	Residence for School employee Rebecca Stafford.
Liability	The lease agreement requires the tenant to indemnify, defend, and hold harmless the School.
Principal Information	Ms. Stafford is employed by the School as the Principal of the High School.

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Jean A. Friedrich

Approved:   
Gregory S. Nichols