QUEENS COLLEGE AND SCHOOL OF PROFESSIONAL STUDIES –
RENEWAL OF LEASE AT 25 WEST 43RD STREET

RESOLVED: That the Board of Trustees of The City University of New York authorize the General Counsel to execute a renewal of the lease, of approximately 58,905 rentable square feet of space, for a period of fifteen years and six months, at 25 West 43rd Street, New York, New York, for use by the School of Professional Studies and Queens College. The lease shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: The University has been a tenant in this building since 1985. The space is a combination of classrooms, offices and support functions and comprises the entire 17th, 18th and 19th Floors as well as part of the 3rd and 10th Floors. The current CUNY occupants include the Murphy Institute of the School of Professional Studies, as well as the Calandra Institute, the Asian-American Institute and the Women-In-Work Center of Queens College. The current lease term which started in 2004 will end on March 31, 2016. The current annual rental cost is $2,547,642 ($43.20/SF).

The proposed new lease will be for a period of fifteen years and six months starting on April 1, 2016 and will be based upon the following terms:

Annual Base Rent:
- First Five Year Period: $3,328,132.50 ($56.50/RSF) per annum.
- Second Five Year Period: $3,563,752.50 ($60.50/RSF) per annum.
- Balance of Term: $3,799,372.50 ($64.50/RSF) per annum

The Landlord will perform base building improvements at his own cost, including window replacement and replacement of HVAC units serving the University’s spaces. The Landlord will also contribute $1,811,328 to tenant improvements based on a scope of work provided by the University. Also, under the renewal agreement, the base years for real estate taxes and operating escalations will be revised to 2016/17. The Landlord will continue to be responsible for exterior and structural repairs as well as cleaning.

October 2015