

RESOLUTION NO: ~~34~~-2017

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
ASSIGN PUCINNI'S SMILING TEETH IX, INC. LEASE
TO
ST3, INC. d/b/a/ BUCCETO'S SMILING TEETH

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, on June 8, 2011 Puccini's Smiling Teeth IX, Inc. entered into a Commercial Sub-Lease Agreement by and between the City of Columbus Redevelopment Commission for a space located at 318 Washington Street in the Commons Mall whereby Puccini's would be operating a restaurant more commonly known as Puccini's ; and,

WHEREAS, the ownership of the property commonly known as 318 Washington Street is the City of Columbus and the facility is managed by an oversight board known as the Commons Board; and,

WHEREAS, the Commons Board executed a Master Lease agreement with the City of Columbus Redevelopment Commission for the lease, operation, management and maintenance of certain commercial retail spaces located in the property known as The Commons; and,

WHEREAS, Puccini's has expressed an interest to assign its interest in this SubLease to another entity for the purpose of operating a pizza restaurant; and,

WHEREAS, this Commission has received information from the prospective tenant regarding his business plan, proposed changes to the business and requested changes to the lease; and,

WHEREAS, certain members of the Redevelopment Commission have met with the proprietor of ST3, Inc. d/b/a Bucceto's Smiling Teeth and have examined their financials and believes they are a quality restaurant, that the business owners have sufficient skill and expertise to operate a restaurant in the Commons facility; and,

WHEREAS, upon assignment of the Lease it will be necessary to make certain changes within the lease to accommodate ST3, Inc. d/b/a Bucceto's Smiling Teeth.

IT IS NOW THEREFORE AGREED:

1. The City of Columbus Redevelopment Commission does, upon recommendation by its Commissioners and with input from its Redevelopment Director consent to an assignment of the Pucinni's Smiling Teeth IX, Inc. lease executed on June 8, 2011 to ST3, Inc. d/b/a Bucceto's Smiling Teeth.
2. The assignment is authorized pursuant to Section Twenty-Three of the June 8, 2011 lease, as amended.
3. The Commission has been made aware of the general terms of agreement and Bucceto's is in agreement with most terms but requires additional time to consult on considering other terms.
4. The Commission does hereby authorize the assignment and execution of an Addendum to the lease with the terms similar to those attached hereto and as are still subject to negotiations.
5. The President of the Commission, the Director and counsel are authorized to complete final negotiations with Bucceto's principals along the terms presented and the President is authorized to execute an Addendum for an on behalf of the Commission.

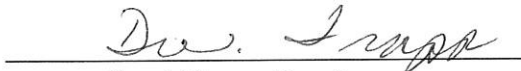
Adopted this 26th day of October, 2017.



Sarah Cannon, President



John Dorenbusch, Vice-President



Donald Trapp, Secretary