



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 7/13/2023

**File ID:** TMP-3103

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**Department:** General Services

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the Mayor to execute Modification No. 1 to the Lease Agreement between DCSC, LLC and the City of Huntsville, Alabama.

Resolution No.

**Finance Information:**

**Account Number:** 1000-14-14300-515460-00000000

**City Cost Amount:** \$4,585 per month

**Total Cost:** \$55,020 per year

**Special Circumstances:**

**Grant Funded:** N/A

**Grant Title - CFDA or granting Agency:** N/A

**Location: (list below)**

**Address:** 2227 Drake Ave.

**District:** District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

**Additional Comments:**

The term of the Lease for the employee health clinic is modified to extend through August 7, 2029 under the terms and conditions set forth in the original Lease Agreement approved through Resolution 20-555 on June 25, 2020. Suite #25 is 4,200 square feet. Suite #26 is 1,600 square feet. Location is 2227 Drake Avenue.

**RESOLUTION NO. 23-\_\_\_\_\_**

**BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, that the Mayor be, and is hereby authorized to execute the Modification No.1 to the Lease Agreement between the City of Huntsville, Alabama and DCSC,LLC as adopted and approved Pursuant to Resolution No. 20-555 of the City Council of the City of Huntsville on July 13, 2023, on behalf of the City of Huntsville, a municipal corporation in the State of Alabama, which said agreement is substantially in words and figures similar to that certain document attached hereto and identified as "Modification No. 1 to Lease Agreement between DCSC, LLC and the City of Huntsville, Alabama," consisting of three (3) pages and the date of July 13, 2023, appearing on the first page, together with the signature of the President or President Pro-Tem of the City Council, an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

**ADOPTED** this the 13th day of June, 2023.

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President of the City Council  
of the City of Huntsville, Alabama

**APPROVED** this the 13th day of June, 2023.

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Mayor of the City of Huntsville,  
Alabama

**Modification No. 1 to Lease Agreement**  
**Between DCSC, LLC and the City**  
**of Huntsville, Alabama**

**MODIFICATION NO. 1 TO LEASE AGREEMENT**

This Modification No. 1 to Lease Agreement (this "Modification") is made and entered into on the 13th day of July, 2023, by and between **DCSC, LLC** (hereinafter "Lessor"), an Alabama limited liability company, and **the City of Huntsville, Alabama** (hereinafter "Lessee"), a municipal corporation within the State of Alabama.

**WITNESSETH:**

**WHEREAS**, the parties entered into a Lease Agreement wherein Lessor leased to Lessee the Premises located at Suites #25 and #26, 2227 Drake Avenue, Huntsville, AL on June 25, 2020, pursuant to Resolution No. 20-555 of the Huntsville City Council; and

**WHEREAS**, the initial term of the Lease was for a period of three (3) years commencing on August 8, 2020 and continuing through August 7, 2023, with Lessee having the option to extend the lease for an additional three (3) year term; and

**WHEREAS**, the parties mutually desire to modify the Lease to include an additional six-year renewal term commencing on August 8, 2023 and continuing through August 7, 2029.

**NOW THEREFORE**, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree to modify the Lease Agreement as follows:

1. The term of the Lease is modified to extend through August 7, 2029 upon the terms and conditions set forth in the original Lease Agreement.

2. All other terms of the Lease Agreement remain unchanged and in full force and effect.

**IN WITNESS WHEREOF**, the parties hereunto entered into this Modification agreement on the day first written above.

**WITNESS:**

**DCSC, LLC**

By: Douglas J. Jester

By: Douglas J. Jester

Its: Colt Admin. Aide

Its: OWNER

\_\_\_\_\_  
President of the City Council of the City of  
Huntsville, Alabama  
Date: 7/13/23

STATE OF ALABAMA     )  
COUNTY OF MADISON    )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Tommy Battle and Shaundrika Edwards, whose names as Mayor and City Clerk of The City of Huntsville, a municipal corporation are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, in their capacity as such officers, executed the same voluntarily for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

STATE OF ALABAMA     )  
COUNTY OF MADISON    )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Douglas Tipton, whose name as Owner of the DCSC, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, in his or her capacity as such officer, executed the same voluntarily for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 28 day of June, 2023.

Peggy Smith  
\_\_\_\_\_  
Notary Public  
Commission Expires 2.11.2024



**CITY OF HUNTSVILLE, ALABAMA**

By: \_\_\_\_\_  
Shaundrika Edwards  
Its: City Clerk

By: \_\_\_\_\_  
Tommy Battle  
Its: Mayor

**Modification No. 1 to Lease Agreement**  
**Between DCSC, LLC and the City**  
**of Huntsville, Alabama**

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**IN WITNESS WHEREOF**, the parties hereunto entered into this Modification agreement on the day first written above.

**WITNESS:**

**DCSC, LLC**

By: Deborah Stoney

By: Douglas J. Sipes

Its: COIT Admin. Aide

Its: OWNER

\_\_\_\_\_  
President of the City Council of the City of  
Huntsville, Alabama  
Date: 7/13/23

STATE OF ALABAMA     )  
COUNTY OF MADISON    )

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GIVEN under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2023.

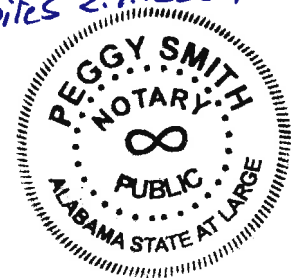
\_\_\_\_\_  
Notary Public

STATE OF ALABAMA     )  
COUNTY OF MADISON    )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Douglas Tipton, whose name as owner of the DCSC, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, in his or her capacity as such officer, executed the same voluntarily for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 28 day of June, 2023.

Peggy Smith  
Notary Public  
*my commission expires 2.11.2024*



**CITY OF HUNTSVILLE, ALABAMA**

By: \_\_\_\_\_  
Shaundrika Edwards  
Its: City Clerk

By: \_\_\_\_\_  
Tommy Battle  
Its: Mayor