



## Legislation Details (With Text)

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**Type:** Ordinance      **Status:** Passed

**File created:** 6/20/2011      **In control:** Budget and Fiscal Management Committee

**On agenda:**      **Final action:** 7/18/2011

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**Title:** AN ORDINANCE approving a sublease for the Ninth and Jefferson Building with Subway Real Estate, LLC.

**Sponsors:** Julia Patterson

**Indexes:** Lease

**Code sections:**

**Attachments:** 1. 17144.pdf, 2. A. Ninth & Jefferson Building Sublease Agreement Between King County and Subway Real Estate, LLC, 3. 2011-0238 transmittal letter.doc, 4. 2011-0238 fiscal note.xls, 5. Staff Report 07-06-11, 6. A. Ninth & Jefferson Building Sublease Agreement Between King County and Subway Real Estate, LLC

Date	Ver.	Action By	Action	Result
7/18/2011	1	Metropolitan King County Council	Hearing Held	
7/18/2011	1	Metropolitan King County Council	Passed	Pass
7/6/2011	1	Budget and Fiscal Management Committee	Recommended Do Pass Consent	Pass
6/20/2011	1	Metropolitan King County Council	Introduced and Referred	

AN ORDINANCE approving a sublease for the Ninth and Jefferson Building with Subway Real Estate, LLC.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:**

A. The Ninth and Jefferson Building, located at 908 Jefferson Street, Seattle, provides essential public services as part of the Harborview Medical Center Campus. The Ninth and Jefferson Building is owned by NJB Properties, a Washington non-profit corporation, and leased to the county as its sole tenant. The Ninth and Jefferson Building contains approximately 10,750 square feet of retail suite space which are available for sublease from the county.

B. The King County executive has negotiated a sublease with Subway Real Estate, LLC. for the

operation of a Subway restaurant to serve employees, visitors and the community at the Ninth and Jefferson Building.

C. King County is authorized to lease county real property when doing so is in the best interest of the county pursuant to K.C.C. 4.56.150.A. Pursuant to K.C.C. 4.56.160.A, all leases shall be awarded upon the best terms and conditions available to the county. All leases with an original term of more than five years require approval by the King County council before execution by the King County executive, as required by K.C.C. 4.56.190.C. The subject lease provides an original term of ten years.

SECTION 2. The King County executive is hereby authorized to take all actions necessary to execute the sublease in substantially similar form to that of Attachment A to this ordinance, and all actions up to now taken by county officials, agent and employees consistent with the terms and purposes of the attached sublease agreement are hereby ratified, confirmed and approved.

SECTION 3. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the county is declared by any court of competent jurisdiction to be contrary to law, then such a covenant or covenants, agreement or agreements are null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and in no way affect the validity of the other provisions of this ordinance or of the lease.

SECTION 4. The subject sublease is hereby approved in substantially similar form to that of Attachment A to this ordinance.