



**LEASE AGREEMENT
HALO CONNECT, LLC
MISSION SQUARE BUILDING, SUITE 110**

Riverside Public Utilities

Board of Public Utilities
September 26, 2022

RiversideCA.gov

BACKGROUND

1. Mike Kim, Laura Kim and Paramount Cellular LLC occupied the space from June 14, 2017, to June 22, 2022.
2. Mike Kim, Laura Kim and Paramount Cellular LLC sold the franchise to Halo Connect, LLC, necessitating a new lease with Halo Connect, LLC.



2

RiversideCA.gov

PROPOSED 5-YEAR LEASE TERMS

1. Term: June 12, 2022 through June 30, 2027
2. Premises: Approximately 1,185 rentable square feet of space located at 3750 University Avenue, Suite 110
3. Base Rent Schedule (Triple-Net Lease):

Months	Monthly Base Rental Rate/Sq. Ft.	Monthly Base Rent	Annual Base Rent
1-12	\$2.75	\$3,259.00	\$39,108.00
13-24	\$2.83	\$3,357.00	\$40,284.00
25-36	\$2.92	\$3,457.00	\$41,484.00
37-48	\$3.01	\$3,561.00	\$42,732.00
49-60.5	\$3.10	\$3,668.00	\$46,339.07



3

RiversideCA.gov

PROPOSED 5-YEAR LEASE TERMS CONT.

4. Options to Renew: Tenant will have one option to extend the lease for an additional five-years each at the prevailing market rent at the time of exercising the options to extend.
5. Broker: Pursuant to the existing Exclusive Authorization to Lease Agreement with NKF, City to pay NKF a leasing commission equal to 5% of lease consideration in the amount of \$10,497.35.
6. Parking: Tenant will have five unreserved parking spaces at current prevailing garage rates, currently unreserved rates are \$70.00 per stall.



4

RiversideCA.gov

STRATEGIC PLAN ALIGNMENT

Priority 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



5

RiversideCA.gov

RECOMMENDATIONS

That the Board of Public Utilities recommend that the City Council:

1. Approve the Lease Agreement with Halo Connect, LLC dba T-Mobile for a five-year term from June 12, 2022, through June 30, 2027, with one optional five-year extension and;
2. Authorize the City Manager, or designee, to execute the Lease Agreement, including making minor and non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.



6

RiversideCA.gov