

CONTRACT ROUTING FORM

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: Elections Office

Department contract file name (use effective date): Bold GV, LLC effective May 1, 2024

Project Code: Click here to enter text.

Contract type: Lease

Contracted Services/Goods: Rental Early Voting Site November 2024

Contract Component: undefined

Change Order Number/Addendum Number: Click here to enter text.

Vendor Name: Bold GV, LLC

Effective Date: 5/01/2024

Approved by: County Manager

Date approved by the BOC: Click here to enter text.

Ending Date: 11/4/2024 Midnight per

Total Amount: \$21,000.00

Please Return Contract to:
Name:
Pandora Paschal, Elections
Email:
pandora.paschal@chathamcountync.gov
Special Instructions for Clerks
Office: Put original in our box.

2. Department Head or his/her designee has read the contract in its entirety.

By: Pandora Paschal (Department Head signature required)

3. County Attorney has reviewed and approved the contract

County Attorney has reviewed and rejects the contract Reason: _____

This is an automatic renewal and does not require approval from the County Attorney: Yes No

If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes No

5. Vendor has signed the contract. Yes No

6. A budget amendment is necessary before approval. Yes No

If budget amendment is necessary, please attach to this form.

7. Approval

Requires approval by the BOC - contracts over \$100,000.00. Follow Board submission guidelines.

Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

Clerk's Office Only

Finance Officer has signed the contract

The Finance Officer is not required to sign the contract

NORTH CAROLINA
CHATHAM COUNTY

LEASE AGREEMENT

THIS LEASE (this "Lease"), is dated and made effective this 1st day of May, 2024 by and between BOLD GV LLC ("Landlord") whose mailing address is 50051 Governors Drive, Suite B, Chapel Hill, North Carolina 27517 and Chatham County ("Tenant") whose mailing address is Post Office Box 1809, Pittsboro, North Carolina 27312;

WITNESSETH:

LEASE OF PREMISES

1. Landlord, for and in consideration of the rent to be paid by Tenant, leases and rents unto Tenant either of the following described office space (hereinafter called the "Premises"):

The 1500 sq. foot space located at 50101 Governors Drive, Suite 190, Chapel Hill, North Carolina 27517

or, in the alternate,

The space located at 40150 Moring Drive, Chapel Hill, North Carolina 27517

The Landlord shall notify the Tenant no later than August 1, 2024, if the leased space is to be the location of the Premises located on Moring Drive.

Tenant shall have convenient ingress and egress to the Premises and the use of the driveways and parking lot adjacent to the building.

2. The Tenant shall have the Premises for a term beginning May 1, 2024 (the "Commencement Date") and ending on the 8th day of November 2024 at midnight, unless sooner terminated as hereinafter provided.

3. Tenant agrees to pay Landlord a total rental fee of \$21,000.00 payable in an initial amount of a deposit of \$3,000.00 at the commencement of this Lease. The remaining balance of \$18,000.00 shall be paid no later than July 31, 2024.

4. If Landlord fails to receive any rent payment within fifteen (15) days after it becomes due, Tenant shall pay Landlord a late charge equal to four percent (4%) of the overdue amount or \$50.00 whichever is greater, plus any actual bank fees incurred for returned or dishonored checks.

5. Landlord shall provide and pay for water, sewer, and electricity.

6. The Premises shall be used by Tenant to conduct early voting.

7. Tenant agrees to indemnify and hold Landlord harmless against all claims for damages to persons or property by reason of Tenant's use or occupancy of the Premises, and all expenses incurred by Landlord.

8. Landlord agrees to keep the Premises in good repair unless damage is a direct result of negligence by the Tenant. Tenant agrees to return the Premises to Landlord at the expiration or prior termination of this

Lease in as good condition and repair as when first received, reasonable wear, tear, and damage excepted.


9. This Lease is a public document and subject to North Carolina Public Records Law.

10. This Lease contains the entire agreement of the Parties and may not be modified except by a writing signed by both Parties.

WITNESS WHEREOF, the Parties hereto have set their hands and seals, the date and year first above written.

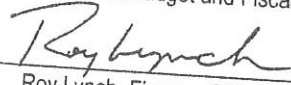
BOLD GV LLC

CHATHAM COUNTY

BY:  dotloop verified
05/23/24 6:45 PM EDT
8D07-W911-RWTO-XISK
NAME: Chris Ehrenfeld
TITLE: Owner

BY: 
Dan LaMontagne
County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


Roy Lynch, Finance Officer