



# PROPOSED LEASE RENEWAL 2 Birds Shuttle and Detail, LLC

AUDIT, SAFETY COMPLIANCE & REAL  
ESTATE COMMITTEE

APRIL 2, 2024

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# TENANT PERFORMANCE

- Initial term commenced April 2020
- Business plan delayed due to Pandemic
- Tenant complied with terms of lease
- Renewal will initiate opportunity to achieve original business goals

# LEASE PREMISES



# RENEWAL TERMS

- Ten-year term to facilitate leasehold improvements by tenant
- Annual rent increases
- GCRTA reserves the right to cancel
- Improvements require prior approval
- Premises maintained in good condition

# BENEFITS

- Proactive effort to promote GCRTA Real Estate Program goals and objectives
- Promotes ridership at Puritas Station
- Provides customer amenity
- Reduces maintenance costs

# RECOMMENDATION

- Staff requests that the Audit, Safety Compliance and Real Estate Committee recommend this renewal lease with 2 Birds Shuttle and Detail, LLC to the Board of Trustees for approval.

# QUESTIONS?

