



1 provision of retail food distribution and retail food and beverage services, in a form acceptable to the City  
2 Attorney, and in substantially the same form as that attached as Exhibit A to this resolution.

3 **Section 2. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
4 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or  
5 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and  
6 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the  
7 resolution.

8 **Section 3. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent  
9 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

10 **ADOPTED: December 21, 2021**

11 **ATTEST:**

**APPROVED:**

12  
13 \_\_\_\_\_  
14 **Susan Langley, City Clerk**

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

15 **APPROVED AS TO LEGAL FORM:**

16  
17 \_\_\_\_\_  
18 **Thomas M. Carpenter, City Attorney**

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1 **Exhibit A**

2  
3 Division of Building Authority  
4 STATE OF ARKANSAS  
5 COUNTY OF PULASKI

Lease Term: 07/01/22 to 06/30/28  
Annual Rent: \$35,508.00  
Square Feet: 3,228 Rate: \$11.00  
Type: New  
Worked By: Chris Bell  
County: 60 Agency: 150  
Lease #: P3239 CB

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12 **STATE OF ARKANSAS LEASE AGREEMENT**

13  
14 This Lease is made this \_\_\_\_\_ day of December, 2021, by which Lessor leases the PREMISES to  
15 Lessee through DBA, Lessee's Leasing Agent.

16 For the purposes of this Lease Agreement the following definitions apply:

17 "LESSOR" means: THE CITY OF LITTLE ROCK, ARKANSAS, a Municipal Corporation  
18 organized under Arkansas State Law.

19 "LESSEE" means THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS  
20 ACTING FOR AND ON BEHALF OF THE UNIVERSITY OF ARKANSAS FOR MEDICAL  
21 SCIENCES NUTRITION SERVICES, 4301 West Markham Street, Slot 541, Little Rock, Arkansas,  
22 72205, an Institute of Higher Education of the State of Arkansas.

23 "DBA" means: The Real Estate Services Section of the Arkansas Department of Transformation and  
24 Shared Services, Division of Building Authority. By law DBA is the leasing agency for LESSEE.  
25 Arkansas Code Annotated §22-2-114. DBA is not an additional LESSEE and therefore shall not owe any  
26 rent.

27 "PREMISES" means the property which is the subject of this Lease which is further described in  
28 Paragraph #1.

29 **1. Description of Premises.**

30 Approximately 3,228 square-feet of space for the provision of Retail Food Distribution and Retail  
31 Food and Beverage Services contained within the 12<sup>th</sup> Street Station, together with all improvements,  
32 appurtenances, rights, privileges and easements in any way relating thereto including, but not limited to,  
33 the right to use in common with LESSOR entrance ways, restrooms, and other similar or related facilities  
34 as may exist in and about the 12<sup>th</sup> Street Station, located at 3917 West 12<sup>th</sup> Street, Suite 110, further  
35 described in Exhibit A ("Floor Plan – Suite 110 - UAMS"), attached hereto and incorporated herein; all  
36 situated in the City of Little Rock, County of Pulaski, Arkansas.

37 **2. Term.**

38 The initial term of this Lease will begin on July 1, 2022, and end on June 30, 2028. The LESSEE may



1 **6. Failure to Perform.**

2 The covenant to pay rent and the covenant to provide any service, utility, maintenance, or repair  
3 required under this Lease are dependent. If the LESSOR shall breach any of the conditions required to be  
4 performed by it under this Lease, LESSEE may cure such breach and deduct the cost thereof from rent  
5 subsequently becoming due hereunder. If LESSOR fails to correct a deficiency within thirty (30) days  
6 after written notice from DBA and LESSEE, or within an appropriate shorter period stated in the notice,  
7 in the event of a deficiency constituting a hazard to the health and safety of the LESSEE'S employees,  
8 property, or any other person, DBA and LESSEE may elect to terminate this Lease.

9 Nothing shall prohibit the LESSEE from extending the time period stated above if LESSEE  
10 determines that it is in its best interest to do so and LESSEE determines that the LESSOR is diligently  
11 seeking to cure such failure or breach and the deficiency can be corrected within the extended time period  
12 in a manner that will ensure throughout the time period as well as upon completion, the safety of the  
13 LESSEE'S employees, property and other persons.

14 **7. Damage by Fire or Other Casualty.**

15 LESSOR shall bear the risk of loss by fire or other casualty and shall maintain Fire and Extended  
16 Coverage Insurance to the full replacement value of the PREMISES.

17 If the PREMISES are destroyed by fire or other casualty, this Lease will immediately terminate. In  
18 case of partial destruction or damage, so as to render the PREMISES unsuitable for the purposes for  
19 which they are leased, as determined by LESSEE and DBA, the LESSEE, may terminate the Lease by  
20 giving written notice to the LESSOR through DBA, within fifteen (15) calendar days thereafter; if so  
21 terminated, no rent will accrue to the LESSOR after such partial destruction or damage; and if not so  
22 terminated, the rent will be reduced proportionately by supplemental agreement hereto effective from the  
23 date of such partial destruction or damage.

24 Nothing shall prohibit the LESSEE from extending the time periods stated above if LESSEE  
25 determines that it is in its best interest to do so and determines in addition that the LESSOR is diligently  
26 seeking to cure the partial destruction or damage and the partial destruction or damage can be corrected  
27 within the extended time period in a manner that will ensure throughout the time period as well as upon  
28 completion, the safety of the LESSEE'S employees, property and other persons.

29 **8. Alternations.**

30 The LESSEE may attach fixtures in or to the PREMISES with LESSOR'S approval, which shall not  
31 be unreasonably withheld. Such fixtures shall remain the property of LESSEE and may be removed from  
32 the PREMISES within a reasonable time after the termination of this Lease provided the LESSEE shall  
33 restore the PREMISES to a condition as good as at the beginning of this Lease, ordinary wear and tear  
34 excepted.

35 DBA, acting as agent for LESSEE, may during the course of this Lease negotiate with LESSOR for

1 other improvements to be made in the PREMISES. No additional cost or fee for services or work will be  
2 charged by LESSOR without the prior written authorization of DBA.

3 **9. Termination.**

4 In addition to other remedies provided herein, the LESSEE may terminate this Lease by thirty (30)  
5 days written notice to LESSOR by DBA if the LESSEE'S funds are insufficient for it to continue the  
6 operations for which the PREMISES are being used.

7 **10. Special Provisions.**

8 The parties agree that the terms and conditions of this Lease shall be read together and harmonized  
9 whenever possible; however in the event of a conflict between Section 10 or Section 11 and any other  
10 provisions elsewhere in this Lease Agreement, the provisions contained in Sections 1-10 (Special  
11 Provisions (a) through (e)) and Section 11 (Miscellaneous (a) through (e)) shall prevail.

12 (a) LESSOR shall be responsible that this facility conforms to the Arkansas Fire Prevention  
13 Code, as amended, Arkansas State Plumbing Code, The National Electrical Code, and any other  
14 state and local laws, codes, authorities, etc., applicable to the leased facility including the  
15 Arkansas-adopted Americans with Disabilities Act Accessibility Guidelines for Buildings and  
16 Facilities (ADAAG\*).

17 *\*Now referred to as 2010 ADA Standards for Accessibility.*

18 (b) Failure to make any disclosure required by Governor's Executive Order 98-04, or any  
19 violation of any rule, regulation, or policy adopted pursuant to that Order, shall be a material  
20 breach of terms of this contract. Any LESSOR, whether an individual or entity, who fails to make  
21 the required disclosure or who violates any rule, regulation, or policy shall be subject to all legal  
22 remedies available to the LESSEE.

23 (1) The LESSOR shall prior to assigning this Lease with any person or entity, for which  
24 the total consideration is greater than Twenty-Five Thousand Dollars (\$25,000.00)  
25 requires the assignee to complete a Contract and Grant Disclosure and Certification  
26 Form. The LESSOR shall ensure that any contract agreement, current or future  
27 between the LESSOR and an assignee for which the total consideration is greater  
28 than Twenty-Five Thousand Dollars (\$25,000.00) shall contain the following:

29 *Failure to make any disclosure required by Governor Executive Order 98-04, or any*  
30 *violation of any rule, regulation or adopted pursuant to that Order, shall be a*  
31 *material breach of the term of this Sublease. The party who fails to make the required*  
32 *disclosure or who violates the rule, regulation, or policy shall be subject to all legal*  
33 *remedies available to the LESSEE.*

34 (2) The LESSOR shall transmit to the agency a copy of the Contract and Grant  
35 Disclosure and Certification Form completed and signed by the assignee and a

1 statement containing the dollar amount of the Sublease. The LESSOR shall transmit  
2 to DBA a copy of the disclosure form within ten (10) days of entering into any  
3 agreement with assignee.

4 (3) The terms and conditions regarding the failure to disclose and conditions which  
5 constitutes material breach of contract and rights of termination and remedies under  
6 the Executive Order 98-04 are hereby incorporated within.

7 (c) The LESSOR hereby acknowledges that there was no agent acting on LESSOR'S behalf  
8 for these lease negotiations.

9 (d) The State shall not be responsible for the payment of any taxes or assessments for the  
10 PREMISES.

11 (e) LESSOR asserts that LESSOR is the true owner of the PREMISES and the LESSOR'S  
12 rights to the PREMISES are not pursuant to a lease or sublease.

13 (f) The LESSOR, LESSEE and DBA agree that should the Lease expire prior to the  
14 execution of any proposed Amendment Agreement, the parties agree that the Lease is hereby  
15 reinstated and ratified upon the Amendment Agreement being fully executed by the parties. The  
16 provisions, terms, and conditions of any subsequent Amendment Agreement shall govern in the  
17 event of conflict or inconsistencies, or both. This paragraph should not be construed between the  
18 parties as an agreement that the Lease will be extended for additional terms, but rather as an  
19 option between the parties to enter into the future negotiations for additional terms should they so  
20 desire.

21 (g) Pursuant to Governor's Executive Order 09-07(3), LESSOR acknowledges and agrees  
22 that future renewals of this Lease Agreement will be subject to:

23 (i) the verification of LESSOR'S degree of implementation of various energy savings  
24 policies, practices, products, building equipment and services in order for the leased  
25 PREMISES (Building) to reach the goal of an EPA Energy Star rating of 50 or  
26 above; and

27 (ii) LESSOR's ability to enter and complete a minimum of twenty-four (24) months\*  
28 utility history into EPA's online Energy Star Portfolio Manager for utility  
29 benchmarking, and allow DBA, or the LESSEE, or both, access to the online data for  
30 verification purposes.

31 Furthermore, LESSOR shall certify that the data reported online in Energy Star Portfolio  
32 Manager by or on behalf of the LESSOR for energy-efficiency scoring is true and accurate.  
33 Validation of the data shall be provided through a third-party professional certification or a sworn  
34 statement of the Lessor/Owner. If it is found that any data has been falsely reported to  
35 manipulate the Energy Star Score, such action may be considered a default of the terms of the

1 Lease and the Lease may be terminated upon thirty (30) days written notice.

2 In addition to the above, the LESSEE shall be responsible for ensuring LESSEE'S internal  
3 policies and practices work in concert with the LESSOR'S effort to achieve the goals stated  
4 above, and will encourage the LESSOR to pursue replacement of less efficient equipment,  
5 products and fixtures whenever possible and practical within the Lease term to assist the  
6 LESSOR'S commitment to reduce energy consumption within the PREMISES.

7 *(\*Applicable if premises were owned by the LESSOR for the previous 24 months; if not, whatever*  
8 *data is available at the time of Lease execution, pursuant to Energy Star's "Target Finder"*  
9 *Program.)*

10 (h) This Agreement shall be deemed a contract under the laws of the State of Arkansas and  
11 for all purposes shall be governed by and construed in accordance with the laws of the State of  
12 Arkansas.

13 (i) If the LESSEE shall breach any of the conditions required to be performed by LESSEE  
14 under this Lease, LESSEE shall have thirty (30) calendar days after receipt of written notice  
15 thereof to cure such breach. In the event that the LESSEE shall fail to cure any such breach  
16 within the time allowed under this Section, LESSOR may declare the Term of this Lease ended  
17 and terminated by giving LESSEE and DBA written notice of such intention, and if possession of  
18 the PREMISES is not surrendered, LESSOR may reenter and take possession of said PREMISES.  
19 LESSOR shall have, in addition to the remedy above provided, any other legal or equitable  
20 remedy available to LESSOR. LESSOR shall use reasonable efforts to mitigate its damages.

21 Nothing shall prohibit the LESSOR from extending the time period stated above if LESSOR  
22 determines that it is in its best interest to do so and LESSOR determines that the LESSEE is  
23 diligently seeking to cure such failure or breach and the deficiency can be corrected within the  
24 extended time period in a manner that will ensure throughout the time period as well as upon  
25 completion, the safety of the LESSOR'S employees, property and other persons.

26 (j) Any provision contained herein to the contrary notwithstanding, LESSEE shall not use  
27 the PREMISES for the purposes of storing, manufacturing or selling any explosives, flammables  
28 or other inherently dangerous substance, chemical, thing or device. However, limited quantities  
29 of paint and other construction materials may be stored within or outside of the PREMISES on a  
30 temporary basis for the purpose of construction, renovation or repair projects authorized by  
31 LESSOR. LESSEE will not permit the PREMISES to be used for any illegal business or  
32 occupation. In addition, LESSEE agrees that LESSEE will not allow or permit any nuisance in,  
33 on or about the PREMISES nor suffer waste thereon. LESSEE will not permit its employees,  
34 students, invitees, or guests to loiter; sit on the sidewalk, parking lot or cars; litter; or drink  
35 alcoholic beverages on the PREMISES. Smoking is not permitted in any inside area of the 12th



1 Street Station and may be permitted outside only in areas designated by LESSOR.

2 (k) LESSEE shall not allow liens of any nature whatsoever, including but not limited to  
3 materials supplier, mechanics and tax liens, or mortgage, to be filed against the PREMISES.  
4 Should any such liens be filed against the Leased PREMISES, LESSEE shall be solely  
5 responsible for the prompt removal of said liens. If LESSEE fails to obtain the removal of any  
6 lien filed against the PREMISES within fifteen (15) days of the filing of the lien, LESSEE shall  
7 be considered to be in breach of this Lease under Section 10 (i) of the Lease.

8 (l) LESSEE shall be responsible for cost of any interior and exterior signage. LESSOR shall  
9 be responsible for the placement of any signage or advertisement postings on the exterior and  
10 interior of the leased PREMISES and the outside of the 12th Street Station, in conformance with  
11 the LESSOR'S sign code, which identifies LESSEE'S Retail Food Distribution and Retail Food  
12 and Beverage Services contained within the PREMISES. Lessee shall have the right to remove  
13 said signage upon termination of this Lease provided that Lessee shall repair, at Lessee's sole cost  
14 and expense, all damages to the Leased Premises caused by such removal.

15 LESSEE may display or disburse brochures and pamphlets, and provide information sheets,  
16 within and outside of the leased PREMISES regarding LESSEE'S Retail Food Distribution and  
17 Retail Food and Beverage Services within the PREMISES. The location of any such  
18 informational display or disbursement shall be approved by LESSOR, with LESSOR'S approval  
19 not to be unreasonably withheld.

20 (m) Upon commercially reasonable notice, LESSOR, and LESSOR'S Police Department,  
21 shall have the right to enter upon the leased PREMISES, provided LESSOR shall not thereby  
22 unreasonably interfere with LESSEE'S business on the leased PREMISES.

23 (n) LESSOR shall not be responsible to make any other improvements or repairs of any kind  
24 upon the PREMISES other than those described in Section 5.

25 (o) Any provision contained herein to the contrary notwithstanding, the LESSOR and  
26 LESSEE shall be excused for the period of delay in the performance of any and all of their  
27 obligations under this Lease, and shall not be considered in default, when prevented from so  
28 performing by a cause or causes beyond the control of the LESSOR or LESSEE including, but  
29 not limited to, all labor disputes, civil commotion, war, fire or other casualty, shortage of supplies  
30 and materials, or Acts of God.

31 (p) After LESSEE'S occupation of the PREMISES, and upon the condition that rent  
32 payments by LESSEE to LESSOR under this Lease have begun, LESSEE, at LESSEE'S sole cost  
33 and expense, shall have the right, after obtaining LESSOR's prior written approval, which  
34 approval shall not be unreasonably withheld, to make alterations and improvements to all or any  
35 part of the leased PREMISES from time to time as LESSEE may deem desirable, provided the

1 same are made in a workmanlike manner and utilizing good quality materials. Upon termination  
2 or expiration of this Lease, LESSOR shall have the right to retain any permanent alterations,  
3 renovations and improvements to the leased PREMISES. All of the right, title, and interest of  
4 LESSOR in and to the Leasehold improvements and any or all real property shall pass to and vest  
5 in LESSOR, LESSOR'S heirs, devisees, successors, or assigns.

6 (q) LESSEE shall provide LESSEE'S own furniture, equipment and appliances, including,  
7 but not limited to, desks and filing cabinets, copy machines, computers, facsimile machines, and  
8 office supplies for LESSEE'S usage in the leased PREMISES. LESSEE shall be responsible for  
9 the care and maintenance of LESSEE'S own fixtures, furniture, equipment, appliances, copy  
10 machines, computers and facsimile machines located within the Leased PREMISES.

11 (r) If LESSOR determines that the use of the leased PREMISES by LESSEE has been  
12 misrepresented and is inconsistent with the conduct of LESSEE'S permitted use as set forth in  
13 Section 1 herein, LESSOR shall notify LESSEE of the misrepresentation and LESSEE shall have  
14 thirty (30) days to cure any inconsistencies or seek approval from LESSOR for a change in  
15 permitted use. If LESSEE fails to cure the inconsistencies or does not seek and receive approval  
16 for a change in permitted use, LESSOR may terminate this Lease, with thirty (30) days' prior  
17 written notice, and LESSEE may be required to vacate the leased PREMISES after such notice.  
18 In this circumstance, LESSOR will refund LESSEE, pro rata, any prepaid, unused rental  
19 payments within thirty (30) calendar days.

20 (s) LESSEE agrees to comply with all applicable Laws, Statutes, Ordinances, Regulations  
21 and legal requirements governing the use of the PREMISES.

22 (t) LESSEE shall not assign or otherwise transfer the Lease, any right or interest in the  
23 Lease, any right or interest in the leased PREMISES, or of any improvements that may now or  
24 hereafter be constructed, nor shall LESSEE sublet the leased PREMISES or any part thereof or  
25 allow any other persons, other than the agents, employees and servants of LESSEE to occupy or  
26 use the leased PREMISES or any part thereof.

27 (u) Any notice required or permitted under this Lease shall be delivered in person or mailed  
28 by First-Class U.S. Mail, postage prepaid, as set forth below. Notice shall be deemed to have  
29 been given when received if delivered in person or, if mailed, three (3) days after having been  
30 deposited in the U.S. Mail. A party may from time to time designate a different person or address  
31 to receive notice for that party but shall do so in a writing provided to the other party.

32 **If to Lessor:**

33 Bruce T. Moore, City Manager  
34 500 West Markham Street, Room 203  
35 Little Rock, AR 72201  
36 (501) 371-4510

1 **If to Lessee:**

2 University of Arkansas for Medical Sciences  
3 Attn: Director of Real Estate  
4 4301 West Markham Street, Slot 541  
5 Little Rock, AR 72205  
6

7 **With a Copy to:**

8 UAMS Office of General Counsel  
9 4301 West Markham Street, Slot 860  
10 Little Rock, AR 72205  
11 (501) 370-5275

12 (v) It is understood and agreed that the relationship of the parties hereto is strictly that of  
13 Lessor and Lessee, that LESSOR has no ownership in any enterprise of LESSEE, and that the  
14 Lease shall not be construed as a joint venture or partnership. LESSOR is not and shall not be  
15 deemed an agent or representative of LESSEE.

16 (w) In the event that any provision of the Lease, or part thereof, shall be adjudged invalid or  
17 unenforceable by any court of competent jurisdiction called on to enforce or construe the same,  
18 then such provision or part only shall be deemed invalid and all remaining terms and provisions  
19 of the Lease shall be carried out and performed by the parties with the same force and effect as if  
20 the invalid provision or part had never been a part of the Lease.

21 (x) Nothing stated herein shall be construed as limiting the LESSOR'S statutory immunity  
22 from liability in tort.

23 (y) This Lease shall be executed in the original and any number of executed copies. Any  
24 copy of this Lease so executed shall be deemed an original and shall be deemed authentic for any  
25 other use.

26 (z) LESSEE agrees to maintain the PREMISES in good repair and condition, except for  
27 ordinary wear and tear, excluding LESSOR's maintenance and repair responsibilities set forth in  
28 Section 5. Upon the expiration or termination of this Lease, in course or by breach of any of its  
29 provisions, LESSEE will restore the PREMISES to LESSOR in as good condition as when  
30 possession was taken by LESSEE, ordinary wear and tear excepted.

31 LESSEE agrees to use and occupy the leased PREMISES at LESSEE'S own risk, and that the  
32 LESSOR shall have no responsibility or liability for any loss of, or damage to, LESSEE'S  
33 fixtures or other personal property. LESSEE shall carry Personal Property Insurance throughout  
34 the Term of the Lease.

35 (bb) As further clarification of Paragraph #9 TERMINATION, this termination provision  
36 may not be invoked absent proof that the LESSEE, as a State of Arkansas institution, lacks the  
37 appropriated funds necessary for continued operations under this Lease.

38 (cc) Neither party shall have any rights in or to any award made to the other party by the

1 condemning authority.

2 (dd) LESSOR agrees to complete the improvements herein specified in Exhibit B (“Scope of  
3 Work”), attached hereto and incorporated herein by reference. The work shall conform to any and  
4 all applicable Federal, State and local laws, rules, regulations and Codes as referenced in  
5 Special Provisions 10(a). The LESSOR shall complete the improvements found in Exhibit B at  
6 LESSOR’S sole cost.

7 (ee) The leased PREMISES is not separately metered for utilities. The leased PREMISES  
8 contains approximately 3,228 square-feet of space being leased by LESSEE, and the leased  
9 PREMISES is contained within the approximately 45,987 square-foot 12<sup>th</sup> Street Station.  
10 LESSEE’S percentage share of space occupied within the 12<sup>th</sup> Street Station is 7.02%. During the  
11 term of this Lease, and any extension term thereof, LESSEE shall pay to LESSOR LESSEE’S  
12 percentage share of all monthly electrical, gas, water, solid waste and sewer utility charges  
13 assessed on the 12<sup>th</sup> Street Station.

14 (ff) After April 1, 2023, either party may terminate the Lease, without cause, upon giving  
15 either party 120 days’ written notice to the other party through DBA.

16 11. **Miscellaneous:**

17 (a) The Lease and any modifications or amendments to it will not be valid without the  
18 written approval of DBA.

19 (b) This Lease shall benefit and bind the parties hereto and their heirs, personal  
20 representatives, successors and assigns.

21 (c) The LESSEE may terminate this Lease by written notice from DBA to LESSOR upon the  
22 taking by eminent domain of any part of the PREMISES. This provision does not prevent the  
23 LESSEE from claiming or recovering from the condemning authority the value of LESSEE’S  
24 leasehold interests.

25 (d) Nothing in this Lease shall be construed to waive the sovereign immunity of the STATE  
26 OF ARKANSAS or any entities thereof.

27 (e) This Lease contains the entire agreement of the parties.

28 Executed by the parties who individually represent that each has the authority to enter into this Lease.

29 **LESSOR:**

30 **CITY OF LITTLE ROCK**

**LESSEE:**

**THE BOARD OF TRUSTEES OF THE  
UNIVERSITY OF ARKANSAS ACTING FOR  
AND ON BEHALF OF THE UNIVERSITY OF  
ARKANSAS FOR MEDICAL SCIENCES**

1 By: \_\_\_\_\_  
2 **Bruce T. Moore, City Manager**

By: \_\_\_\_\_  
**Amanda George, Vice-Chancellor for Finance  
and Chief Financial Officer**

3  
4  
5 **Date:** \_\_\_\_\_

6 **DIVISION OF BUILDING AUTHORITY**  
7 **As Agent for the U of A Board of Trustees, UAMS:**  
8

9 By: \_\_\_\_\_  
10 **Christ Bell, Administer of Real Estate Services**

By: \_\_\_\_\_  
**Anne W. Laidlaw, Director**

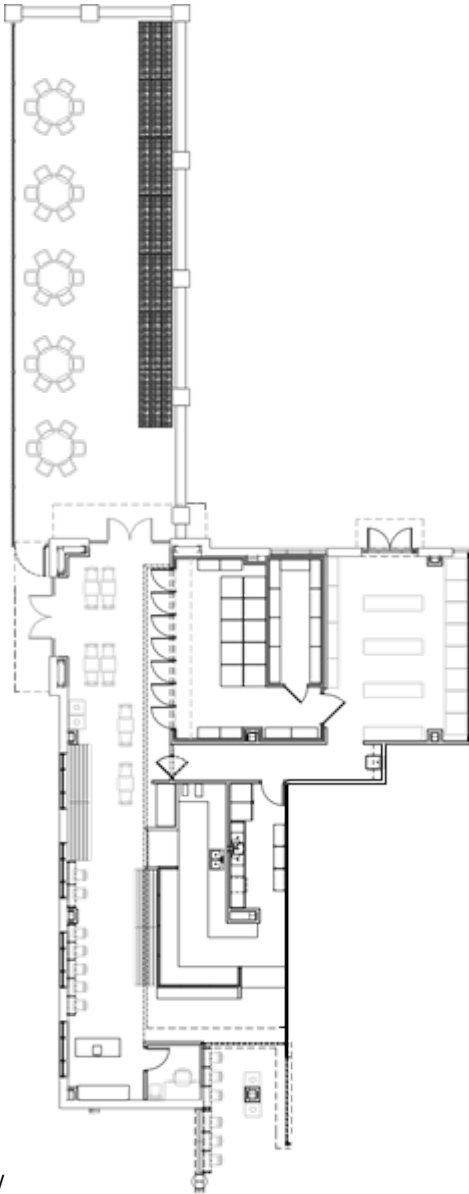
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12 **Date:** \_\_\_\_\_

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**Exhibit B**

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**Map of Lease Premises**



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**UAMS Leased Area**

