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Date May 22, 2006

APPROVAL OF AMENDMENT ONE OF THE HOUSING SERVICES DEPARTMENT OFFICE
SPACE LEASE AGREEMENT WITH HPM INVESTMENTS, INC.
INCLUDING TENANT IMPROVEMENTS

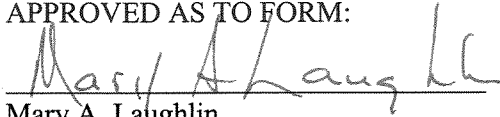
WHEREAS, the City of Des Moines Housing Services Department currently has a new lease agreement with HPM Investments, Inc. (Dennis L. Elwell, President, 2401 S.E. Tones Drive, Suite 17, Ankeny, Iowa) for their Park Fair Mall Office (Suites 99, 101 and 103) and received approval for this on March 20, 2006 for the leasing of 8,566 square feet of administrative office space; and

WHEREAS, it's now apparent that additional office space is needed to effectively conduct business; and

WHEREAS, staff has negotiated a five year business Lease Agreement with HPM Investments, Inc. for approximately 2,256 square feet of additional office space located at Park Fair Mall, Suite 163 and 167 E. Euclid in Des Moines, for a cost of \$12,565.92 the first year, and a 3% increase in the base rent for each consecutive automatic renewal period; and

WHEREAS, the Lease Amendment includes improvements not to exceed \$29,088.00 to be completed by HPM Investments, Inc. and to be paid for by the Housing Services Department; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines that the Lease Amendment One attached hereto as Exhibit 1, and by this reference made a part hereof, between the City of Des Moines Housing Services Department and HPM Investments, Inc. is hereby approved and the City Manager or his designee is hereby authorized to execute the Amendment. *(Council Communication No. 06-308)*

APPROVED AS TO FORM:

Mary A. Laughlin
Assistant City Attorney

Moved by _____ to approve.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk