



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 03/07/2023

**SUBJECT: APPROVAL OF COMMERCIAL LEASE AGREEMENT BETWEEN
THE TARRANT COUNTY HOSPITAL DISTRICT D/B/A JPS
HEALTH NETWORK AND LORI'S GIFT, INC. FOR SPACE
LOCATED AT THE MAIN CAMPUS**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve a Commercial Lease Agreement between the Tarrant County Hospital District, d/b/a JPS Health Network (TCHD) and Lori's Gifts, Inc. (Lori's) for the lease of space at JPS Health Network - Main Campus located at 1500 S. Main Street, Fort Worth, Texas.

BACKGROUND

On October 15, 2013, the Commissioners Court, through Court Order #116306, approved the initial Commercial Lease Agreement between TCHD and Lori's. Lori's is a company specializing in the operation of gift shops in hospitals and healthcare facilities.

Upon the approval of this new Lease Agreement by the Commissioners Court, Lori's will continue to operate the hospital gift shop in its existing location on the first floor of the JPS Main Campus and will also operate a coffee kiosk in additional space on the first-floor lobby of the JPS Patient Care Pavilion (Pavilion) building at 1575 S. Main Street, Fort Worth, Texas. The gift shop premises consists of approximately 1,045 square feet of rentable space and the additional space for the coffee kiosk consists of approximately 340 square feet of rentable space. Lori's will provide expanded fresh food and salad options at both locations for visitors, patients, and staff. The lease aligns with the TCHD's goal of increased patient, visitor and employee satisfaction by contracting with a company specializing in the operation and management of gift shop services.

The District's Board of Managers approved the attached Lease at its February 9, 2023 Board of Managers meeting. TCHD Counsel reviewed the Lease and approved it as to form.

FISCAL IMPACT

1. The Lease provides for a base rent of \$4,663.98 per month.
2. In addition to the base rent, Lori's shall pay TCHD ten percent (10.0%) of such gross sales in excess of \$90,000.00. Further, Lori's shall pay TCHD twelve percent (12.0%) of such gross sales in excess of \$600,000.00 during any term year of this Lease.
3. Total annual rent is \$55,608.00, plus any additional percentage rent based on the revenue levels above.

SUBMITTED BY:	Administrator's Office	PREPARED BY: APPROVED BY:	Lani Taylor Daphne Walker
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