

**PROPOSAL: Approval of Real Property Lease for Western Michigan University  
Homer Stryker M.D. School of Medicine (“WMed”)**

Background

As the sole Class A Member of WMed, the Board of Trustees has reserved power to approve certain actions by WMed. One of these reserved powers is to approve any lease for real property for more than 12 months by WMed.

WMed has negotiated a seven-year Lease with LifeNet Health, a Virginia based non-profit Life Sciences organization and currently a tenant of the Innovation Center, on the terms set forth below. It is appropriate to have the Board of Trustees review the terms of this Lease and approve it as required under the Bylaws of WMed.

The terms of the Lease may be summarized as follows:

Building:	300 Portage St., portion of 6th floor
Lease Term:	Seven (7) years, with option for two five (5) year extensions
Rent Commencement:	Estimate is January 1, 2027
Use:	Research/Laboratory and Administrative
Initial Premises:	Approximately 8,500 Usable Square Feet
Optional Premises:	First right of refusal option to add two labs with 1,563 Usable Square Feet
Initial Rent:	\$37/sq.ft. - \$316,000/year (rent to increase annually by 3%/year) – all inclusive rent rate
Tenant Responsibilities:	Cleaning, data/telecommunications/cable services, and liability insurance
Parking:	Included without additional charge

WMed believes the terms of Lease are fair and reasonable, and the Lease accomplishes the goals of WMed.

Recommended Action

It is recommended the Board of Trustees, acting as the Class A Member of WMed, pursuant to the Bylaws of WMed, hereby authorize WMed to enter into the Lease on the above terms with such reasonable and necessary changes as may be approved by WMed.