

KAAC Tenant Lease History

Tenant Name	Original Lease 2011	Amendment No. 1	Proposed Amendments
Bell County Human Services* (Killeen HELP Center) 6,044SF	\$3,747.28 monthly + all utilities		\$4,140.14 monthly + all utilities
Bring Everyone in the Zone* 795SF	\$359.60 monthly + all utilities	\$492.90**	\$554.57 monthly + all utilities
Central Texas Council of Governments* 611SF (Previously located in Killeen Community Center)	\$0 monthly rent, \$0 utilities		\$1 per month, + all utilities
Greater Killeen Free Clinic**** 3,033SF	\$0 monthly rent + \$172 monthly for custodial		\$1 per month, \$429.93 for custodial service
Killeen Civic Art Guild* 2,016SF (Previously located in Killeen Community Center)	\$0 rent, \$0 utilities		\$1 per month, + all utilities
Richard Milburn Academy* 12,869SF	\$7978.78 monthly rent, + custodial monthly \$732 + all utilities	Eliminated custodial services ***	\$8,815.00 + all utilities

* Original lease term of 5 years, with option to renew for additional terms.

** One additional office space added in August 2011

*** Eliminated custodial services in October 2015, at tenants request

**** 15 year term, due to federal (CDBG) requirements associated with major rehabilitation of 718 North

Second Street, Suite A