

LANCASTER COUNTY CONVENTION CENTER AUTHORITY

RESOLUTION 5 of 2024

**AUTHORIZING LANCASTERHISTORY.ORG
TO PERFORM INTERIOR AND ENTRANCE CONSTRUCTION
AT 45-47 SOUTH QUEEN STREET**

WHEREAS, on July 28, 2022, the Lancaster County Convention Center Authority ("LCCCA") as landlord and LancasterHistory.Org ("LHO") as tenant entered into a Lease Agreement (the "Lease") for The Stevens House located at 45-47 South Queen Street ("The Stevens House"), The Kleiss Saloon located at 49 South Queen Street ("The Kleiss Saloon"), and an adjoining underground historic area ("The Underground Historic Area"); and

WHEREAS, Paragraph 8 of the Lease requires that LHO provide plans and specifications and working drawings of all proposed "Tenant Improvements" to LCCCA. This Paragraph further provides that LCCCA must approve of LHO's Tenant Improvements prior to the commencement of any construction; and

WHEREAS, LHO has reviewed the proposed Tenant Improvements with the Lancaster Historic Preservation Trust (the "HPT"), the LCCCA requires LHO to provide HPT's written approval of Tenant Improvements; and

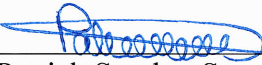
NOW, THEREFORE, BE IT RESOLVED, that LCCCA has reviewed LHO's plans for improvements to the interior and entrance construction proposed for 45 - 47 South Queen Street; and

BE IT FURTHER RESOLVED, that LCCCA approves the proposed Tenant Improvements as presented by LHO, subject to the submission and approval of final materials and resolution of any comments contained in the "Design Review Comments" dated March 26, 2024, provided by Hammel Associates Architects, LLC, and further subject to receiving written approval of the Tenant Improvements from HPT directed to LCCCA, and LHO may proceed with these Tenant Improvements pursuant to the requirements of the Lease.

ADOPTED this 28th day of March 2024 by the Board of the Lancaster County Convention Center Authority under the requirements of law at a meeting held on that date.

CERTIFICATE

I, Patrick Snyder, duly elected Secretary of the Lancaster County Convention Center Authority, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Lancaster County Convention Center Authority under the requirements of law at a meeting held on March 28, 2024.



Patrick Snyder, Secretary