

**APPROVAL TO AMEND THE LEASE TO THE FOOD SERVICE PROVIDER IN THE  
FAIRBANKS BUILDING IN INDIANAPOLIS, REGION 8/CENTRAL INDIANA**

**RESOLUTION NUMBER 2012-4**

**WHEREAS**, the Central Indiana region leases 1,620 square feet of space in the Fairbanks Building in Indianapolis to N.R. Realty, Inc. to provide food service through August 31, 2014 as approved by the State Trustees in August 2009 by a State Trustee resolution that authorized negotiations for the rent but set the minimum rent at \$24,000 per year, and

**WHEREAS**, said negotiated rent is 10 percent of modified gross sales (gross sales less sales tax) with a minimum rent of \$2,000 per month, and

**WHEREAS**, the vendor, Noble Romans Bistro operating as N.R. Realty, Inc. has only been able to achieve modified gross sales of \$20,000 per month for five months of the first two years of the lease, and

**WHEREAS**, Noble Romans Bistro has requested relief from the \$2,000 per month minimum and in exchange will implement initiatives to boost sales, and

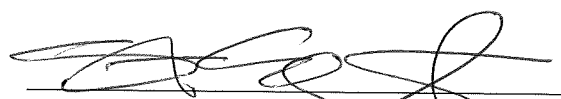
**WHEREAS**, the Region 8/Central Indiana Board of Trustees has requested this lease amendment, and

**WHEREAS**, the lease period is greater than two years and the minimum rent was set in a State Trustee resolution therefore requiring State Trustee approval of an amendment;

**NOW THEREFORE BE IT RESOLVED**, that the State Trustees do hereby authorize and direct the President and any other appropriate, designated College employee to negotiate a lease amendment to the agreement for said facility and to execute all necessary documents for the above stated amendment for the remainder of the original term at a rental of ten percent of modified gross sales (gross sales less sales tax) per month starting January 1, 2012, after the documents have been approved by the College General Counsel.

**State Trustees  
Ivy Tech Community College of Indiana**

  
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**Anne K. Shane, Chairman**

  
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**Steve Schreckengast, Secretary**

**Dated February 9, 2012**