

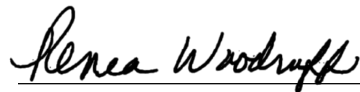
ACTION ITEM FOR BOARD OF REGENTS MEETING
LEE COLLEGE DISTRICT

Meeting Date: October 15, 2026

AGENDA ITEM: Consideration of Approval of Modifications to the Huntsville Center Rental Agreement with Continuum Asset Holdings, LLC

The Administration recommends approval of expansion of leased premises as modified in the rental agreement with Continuum Asset Holdings, LLC, for the College's Huntsville Center location at 168 Colonel Etheredge Blvd., Suites C & D, Huntsville, Texas 77340.

Proposal is within Budgetary Allocations



Renea Woodruff, Controller

Detail

The modifications include changes to the leased premises and rental terms, effective October 1, 2026. The leased premises will increase from 7,156 square feet to 9,756 square feet, adding 2,600 square feet of adjacent Suite D to the currently occupied Suite C. The modification combines Suites C and D into a single leased premises.

The rental agreement will renew at a rate of \$1.55 per square foot. Based on the revised rentable area of 9,756 square feet, the monthly rental payment will be \$15,121.80.

The renewal term is identified as beginning October 1, 2026, and ending November 30, 2031. The rental expense applicable to FY 2027 is \$166,339.80, based on monthly rental payments of \$15,121.80 for the period October 1, 2026, through August 31, 2027.

Resource Personnel

Dr. Douglas Walcerz, Provost and Executive Vice President, Academic and Student Affairs
Renea Woodruff, Controller

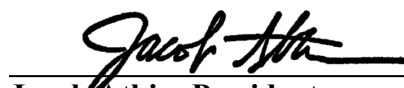
Fiscal Implications

Included in operating budget

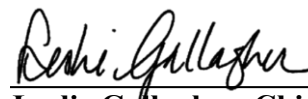
Exhibit

Signed Lease Modification, 2026

Proposal in compliance with Board Policy



Jacob Atkin, President



**Leslie Gallagher, Chief of Staff and Vice President,
Strategic Initiatives and External Affairs**

Approved: _____ No: _____

Date: _____