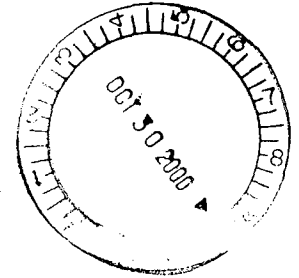


FTC

File  
5095

October 27, 2000



Mr. Elliott M. Penso  
Mr. Pete Ross  
Department of Administrative Services  
Statewide Business Services  
Two Northside 75, Suite 134  
Atlanta, Georgia 30318-7701

Dear Elliott and Pete:

I appreciate your efforts to retain our tenant, Child Support Recovery, in our Dawson Pointe office facilities. I am told that they will be moving however in June 2001.

This is exceptionally nice office space, being approximately 3400 square feet and serviced by both stairs and an elevator.

I certainly would appreciate each of you researching if there is another agency in Albany that might not be pleased with their present space or might need this space in June. We thank you for your business and look forward to working with you in the future.

Sincerely,



Fred Taylor

JFT/acw

**FRED TAYLOR COMPANY INC**

2700 PALMYRA ROAD P O BOX 1156  
ALBANY GEORGIA 31702  
912 883 5200 FAX 912 431 1122

From: Penso, Elliott <epenso@gspc.state.ga.us>  
To: Maura Kennedy <kennedy.maura@gmail.com>  
Cc: Alisa Pereira <Alisa.Pereira@gw.gba.state.ga.us>, "Bailey, Chris" <cbailey@gspc.state.ga.us>  
Date: Jun 1, 2006 8:22 AM  
Subject: **RE: Request pursuant to Open Records Act**

Reply | Reply to all | Forward | Print | Add sender to Contacts list | Delete this message | Report phishing | Show original | Message text garbled?

When a lease expires and the tenant remains in the premises, it is considered holding over and creates a tenancy at will. The tenant continues to pay the rent and the landlord can then cancel the tenancy at will with 60 days written notice. The tenant can cancel with 30 days notice.

This is used if a tenant plans to move to new location but the new space is not ready. Our standard lease agreement has a provision for this possibility called "Holding Over".

Chris will call you when he retrieves the 2 requested additional dead files.

ep

Elliott M. Penso, Director  
State Properties Commission Leasing Division  
One Martin Luther King Jr. Drive  
Second Floor  
Atlanta, GA 30334  
[elliott.penso@gspc.state.ga.us](mailto:elliott.penso@gspc.state.ga.us)  
404-656-2358 Direct Line  
404-656-2365 Fax  
- Hide quoted text -

-----Original Message-----

From: Maura Kennedy [mailto:[kennedy.maura@gmail.com](mailto:kennedy.maura@gmail.com)]  
Sent: Wednesday, May 31, 2006 5:45 PM  
To: Penso, Elliott  
Subject: Fwd: Request pursuant to Open Records Act

----- Forwarded message -----

From: Maura Kennedy <[kennedy.maura@gmail.com](mailto:kennedy.maura@gmail.com)>  
Date: May 31, 2006 5:43 PM  
Subject: Re: Request pursuant to Open Records Act  
To: [elliott.penso@gspc.state.ga.us](mailto:elliott.penso@gspc.state.ga.us)

Mr. Penso,

Would you mind repeating in an email what you told me about at-will leases on the phone? Since there is no documentation in the file dealing with this issue, I just want to make sure that I fully understand it.

Thanks again for your help. I sincerely appreciate how accomodating your office has been

Maura

*File  
Allan  
local*

**State of Georgia  
Department of Human Resources**

CHILD SUPPORT ENFORCEMENT  
102 N. Washington Street  
Albany, GA 31701  
Telephone: 229-430-4320 FAX: 229-430-5093

December 14, 2000



Rudnick Development, Inc.  
P. O. Box 13633  
Tallahassee, Fl 32317

Re: Intent to Vacate

Dear Sir,

This is to inform you of the upcoming relocation of Child Support Enforcement from the Exchange Center Building at 102 N. Washington Street, Albany, GA, to the newly constructed Georgia Department of Human Resources building at 200 West Oglethorpe Boulevard, Albany, GA. It is my understanding that you have previously been notified of this move with a tentative date. This is to confirm the beginning move date as December 20, 2000.

I met with Lonnie Watts, Exchange Center Superintendent, this morning to discuss some concerns I had regarding the time element in removing all of our furnishings. We have had several dates set that did not materialize and with this confirmed date we are pushed for time to remove all furnishings by the end of the month.

In our discussion, Mr. Watts and I have agreed that we could leave some of our furnishings that are to be surplus under state requirements so that I can surplus from here. This will prevent my having to move the furniture twice. I will make every arrangement to have all the furniture moved to the 1st floor and surplus from there hopefully by January 15, 2000.

Let me close by saying that I have worked with Mr. Watts since Child Support located in the Exchange Center in July 1989. Mr. Watts has been very accommodating to our agency, has worked diligently to address any concerns we had, and has become a friend to many of the staff. I will miss my work relationship with Mr. Watts and feel sure the new agencies will find the same cooperation that I did.

Lease Assigned To: \_\_\_\_\_ CONTROL NUMBER 5095

AGENCY Department of Human Resources

ADDRESS 2 Peachtree - 32nd Floor

OCCUPYING UNIT Child Support Enforcement USE Office

AGENCY CONTACT Calvin Kilgore PHONE 404/657-6207

**PROPERTY LOCATION**

STREET ADDRESS 2801 Old Dawson Road

SUITE \_\_\_\_\_ CITY Albany, GA COUNTY Dougherty

LANDLORD & ADDRESS James F. Taylor

2700 Palmyra Rd., Albany, GA 31702 PHONE 912/883-5200

**LEASE DATA**

SQ. F 3400 TERM (FROM) 07/01/99 TERM (TO) 06/30/00

RENEWAL FOR 2 ONE (1) YEAR PERIODS UPON 45 DAYS NOTICE

RENT \$42,000.00 UTILITIES \$5,100.00 JANITORIAL \$1,700.00

TOTAL U & J \$6,800.00 TOTAL ANNUAL \$48,800.00

RATE PER SQ. FT. (BASE) \$12.35 RATE PER SQ. FT. \$14.35

**COMMENTS**

103% Escal  
*Deal out*  
 Renewal  
*1/24/03*

**ROUTING INFORMATION**

PREPARED BY INITIALS [Signature] DATE 5/10/99 TO AGENCY INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

PROOFED BY INITIALS \_\_\_\_\_ DATE \_\_\_\_\_ FROM AGENCY INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

TO LANDLORD INITIALS \_\_\_\_\_ DATE \_\_\_\_\_ INVENTORY UPDATE APPROVED BY \_\_\_\_\_