



AGENDA ITEM

County Attorney

REPORT TO: Voting Meeting (09/22/26)

ITEM NO: 642/2026

SUBJECT: Approval and authorization for the Chairman to execute a First Amendment to Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC, subject to review and approval of the County Attorney.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter:

J

Recommendation:

Approve

Purpose of Request:

Approval and authorization for the Chairman to execute a First Amendment to Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC, subject to review and approval of the County Attorney.

History:

Hall County and WCCB Enterprises, LLC entered into a Lease Agreement with Option to Purchase on October 12, 2023. Under the existing Lease, Hall County maintains insurance covering the County's property interest, and WCCB Enterprises, LLC reimburses the County for the cost of that coverage.

WCCB Enterprises, LLC has requested an amendment to the Lease that would make it responsible for obtaining and maintaining the required insurance coverage. The proposed amendment revises the parties' respective insurance obligations and eliminates the requirement that WCCB Enterprises, LLC reimburse the County for insurance maintained by the County. The amendment will not become effective until the lessee provides evidence of the required insurance coverage.

Facts and Issues:

Options:

The proposed First Amendment revises the insurance provisions of the existing Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC. Under the amendment, WCCB Enterprises, LLC will assume responsibility, at its expense, for obtaining and maintaining property insurance on the leased premises and commercial general liability insurance with commercially reasonable limits acceptable to the County.

The amendment also requires the County to be included as an additional insured under the lessee's commercial general liability policy to the extent permitted and provides that the lessee's liability coverage will be primary and non-contributory with respect to applicable County insurance. The existing requirement that the lessee reimburse the County for insurance maintained by the County will be eliminated.

Approve or deny.

Prior to the amendment becoming effective, WCCB Enterprises, LLC will be required to provide the County with certificates of insurance evidencing the required coverage.

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-22

Approvals:

Submit	Budget	Finance	Attorney
JL	JM	TS	JL
Administration		Clerk	
CR		JR	

Attachments:

First Amendment to Lease Agreement