

**RESOLUTION NO. 26-2024**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) entered into a Lease Agreement dated January 30, 2015 with **Harristown Development Corporation** (“HDC”), for approximately 344,990.74 gross square feet, known as the “SO2 Tower”, located at 333 Market Street in Harrisburg, (“Leased Premises”); and

WHEREAS, the Leased Premises were before that the subject of a Ground Lease to Tenant having a term ending February 29, 2016, as described in the Fifth Supplemental Service Agreement, between the City of Harrisburg, Authority and HDC, dated July 1, 1991; and

WHEREAS, Authority and HDC entered into a certain Sixth Supplemental Service Agreement, dated March 20, 2014 (the “Agreement”), wherein Authority agreed to a new master lease, being that dated January 30, 2015, to HDC for the Leased Premises in order to facilitate continuing uninterrupted SO2 Sublease by HDC to the Commonwealth of Pennsylvania as the sole subtenant; and

WHEREAS, the Commonwealth of Pennsylvania, as the current subtenant of the “Leased Premises” (the “Subtenant”), is occupying same pursuant to a lease agreement with HDC, dated October 14, 1975, as amended, the term of which expires on April 1, 2025 (the “SO2 Sublease”); and

WHEREAS, both HDC and Subtenant want to extend the term of the Lease Agreement to cover the term of a new SO2 Sublease from April 1, 2025 to March 31, 2027, so there is no change in relationship of sublandlord and subtenant as to the Leased Premises during the entire term of the new SO2 Sublease, except that subtenant will reduce the square footage under the new SO2 Sublease as of April 1, 2026; and

WHEREAS, Authority and HDC desire at this time to further amend and modify the aforementioned Lease Agreement and related Cooperation Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director, Solicitor, and appropriate Officers are hereby authorized to proceed with preparing and executing all necessary documents required to extend the SO2 Tower/333 Market Street Lease Agreement to March 31, 2027, including but not limited to the Lease Agreement and related Cooperation Agreement, conditioned upon the following:

Final language shall be acceptable to the Solicitor and Executive Director.

11/19/21  
Date

  
Secretary