



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Staff Report

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File #: 21-363

Version: 1

Date: 9/27/2021

Item #: 3.3a.

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**TO:** City Council

**THROUGH:** Steve Powers, City Manager

**FROM:** Kristin Rutherford, Urban Development Dept. Director

**SUBJECT:**

Lease amendment with Allelu Beauty LLC for lease space in the Liberty Parkade.

Ward(s): 1,

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Good Governance

**SUMMARY:**

On June 6, 2021, Allelu Beauty LLC (Lessee) (Amie K. LaPray, Manager) entered into a lease (Lease) (Attachment 1) with the City of Salem (Lessor) for retail space located in the Liberty Parkade at 195 Liberty Street SE. Lessee has asked to have the Lease amended to include non-compete language for other retail space located in the Liberty Parkade.

**ISSUE:**

Shall the City Council authorize the City Manager to execute the attached lease amendment with Lessee to include non-compete language for other retail space in the Liberty Parkade?

**RECOMMENDATION:**

Authorize the City Manager to execute the attached lease amendment with Lessee to include non-compete language for other retail space in the Liberty Parkade.

**FACTS AND FINDINGS:**

Staff and Lessee have come to terms on agreement for a proposed amendment (Amendment) (Attachment 2) to the Lease. If approved, the language below will be inserted into the Lease.

Lessor agrees that no other tenant/lessee in the Liberty Parkade shall be permitted to engage in the following lines of business: 1) spray tanning and 2) make-up/cosmetic services and retail sales.

**BACKGROUND:**

Revenue from this Lease flows to the Liberty Parkade Leasehold Fund.

Clint Dameron  
Real Property Services Manager

Attachments:

1. Lease
2. Amendment