

Authority to Execute or Approve Real Property Rental Agreements and Leases

(Delegation of Authority SCDA-BUS0007)

I. Delegation Summary

Delegated To: Vice Chancellor--Business and Administrative Services
Director--Materiel Management

Scope of Delegation: This delegation provides authority to execute (sign) on behalf of The Regents of the University of California, or to approve for execution by the Secretary of the Regents or the President of the University, certain real property rental agreements and leases, except as noted below. (Also see UCSC Policy BUS0001: *Authority to Negotiate and Execute Certain Business Contracts and Agreements.*)

Delegated By: Chancellor

Effective Date: July 2, 1998

II. Detailed Delegation

A. Detailed Delegation Statement

1. Effective immediately, the Vice Chancellor--Business and Administrative Services and the Director, Materiel Management are authorized to execute on behalf of the University real property rental agreements and leases for UCSC, as follows:

a. The annual rent for any year of the lease term:

Up to \$50,000: Vice Chancellor--Business and Administrative Services

Up to \$10,000: Director, Materiel Management

- b. The term, including option periods:
 - Up to 5 years: Vice Chancellor--Business and Administrative Services
 - Up to 1 year: Director, Materiel Management
- 2. Vice Chancellor—BAS is authorized to approve, for execution by the Secretary of The Regents or the President of the University, real property rental agreements falling within the execution authority of the Secretary, including rental agreements or leases involving the following conditions:
 - a. The agreement requires the assumption by the University of liability for the conduct of persons other than University officers, agents, employees, students, invitees, and guests, except that this restriction does not apply if, under the rental agreement, the University assumes responsibility for liability arising from the condition of leased property which the University is obliged to maintain;
 - b. The rental agreement is a lease-purchase transaction;
 - c. The rental agreement is a ground lease of University land to non-University tenants.

B. Restrictions/Exceptions

Such agreements are restricted only to the use of facilities for academic, research, or public service programs, or for related administrative support activities of the University. The rental agreement must be written on the University's standard lease form or have received prior approval to form by General Counsel.

This delegation does not apply to rental agreements or leases involving the following conditions listed in section II.A.2.a-c.

C. Authority to redelegate

This authority may not be redelegated.

D. Definitions

Real Property Lease/Rental: A written agreement which creates a relationship of landlord and tenant and conveys to the tenant complete control over real property (land, building space, residence, trailer, etc.) for a specified time period.

Ground Lease: A lease of land only (generally a long-term lease of land on which the tenant will construct improvements).

III. "Supersedes" Notification

This delegation of authority supersedes the May 13, 1992 delegation from the Chancellor to the Vice Chancellor--Business and Administrative Services on this subject.

IV. Getting Help

The campus Business Contracts Office can respond to questions about this delegation of authority.

| If you need help with ... | Contact ... |
|---------------------------------|-------------------------------------|
| ...interpreting this delegation | Business Contracts Office, x9-4533. |

V. Authority/References

Authority to make this delegation is documented as follows:

UCOP Delegation DA0951, Real Property Rental Agreements and Leases,
President to Chancellors, et al., December 21, 1987.

References

Bylaws and Standing Orders of the Regents of the University of California:
Bylaw No. 21.3, Duties of the Secretary
Standing Order No. 100.4, Duties of the President
University of California Lease Administration Manual
UCSC Policy BUS0001, Responsibility for Business Contracts
UCSC Procedure BUS0002, Administration of Business Contracts

Related Delegations of Authority

UCOP Delegation DA1058, Execution of Agreements, President to Chancellors,
et al., December 30, 1991.
SCDA BUS0001, Authority to Negotiate and Execute Certain Business
Contracts and Agreements, Chancellor to Vice Chancellors, July 1, 1997.

VI. Copies

The following individuals/offices were provided copies of this delegation

Special Assistant--Coordination and Review
General Counsel and Vice President for Legal Affairs
Secretary of The Regents
Senior Vice President--Business and Finance