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Office of the President
January 22, 2008

Members, Board of Trustees:

APPROVAL OF GROUND LEASE
TO KENTUCKY FARMHOUSE ASSOCIATION, INC.
FOR 454 AND 456 ROSE LANE, LEXINGTON, KENTUCKY

Recommendation: that the Board of Trustees authorize the executive vice president for finance and administration to negotiate and execute the following:

A ground lease between the University of Kentucky, as Lessor, and Kentucky FarmHouse Association, Inc., as Lessee, for 454 and 456 Rose Lane, Lexington, Kentucky (the "Property"), which consists of approximately 0.528 acres.

Background: Kentucky FarmHouse Association, Inc. is the not-for-profit, 501(c)(7) arm of the Kentucky Chapter of FarmHouse Fraternity. The association is composed of chapter, alumni, and associate members of the Kentucky Chapter, as well as Kentucky residents who are alumni and associate members of other FarmHouse chapters.

FarmHouse Fraternity wants to enhance its existing on-campus facility at 420 Hilltop Avenue; however, the university's 2002 Physical Development Plan calls for that location to be eventually dedicated to academic programmatic use. As a result, FarmHouse and the university have agreed on a site located within the Greek Park area north of the W. T. Young Library which is consistent with the 2002 Physical Development Plan.

Kentucky FarmHouse Association, Inc. proposes to construct a chapter house on the property. The size of the proposed chapter house is approximately 20,000 square feet. The term of the lease is expected to be 99 years.

Any building constructed on the property must be approved by the university's Design and Review Committee and comply with all applicable zoning, licensing, permitting, and certifications required by any governmental authority having jurisdiction over the construction or property.

Action taken: Approved Disapproved Other _____