



BOARD OF TRUSTEES

**APPROVAL OF LEASE WITH OPTION TO PURCHASE
OF THE DUKE ELLIS CENTER**

RESOLUTION 25-XX

WHEREAS, the Wright State University Board of Trustees owns certain real property located at 9 North Edwin C. Moses Boulevard, Dayton, Ohio 45402; and

WHEREAS, the Board has determined that the Property does not fall within the University's future strategic plans; and

WHEREAS, an appraisal has been completed on the Property to determine its fair market value; and

WHEREAS, Carex Behavioral Health Services, LLC, whose address is 1730 South High Street, Columbus, Ohio 43207, has submitted an offer to lease the Property for a two-year term concluding April 14, 2027; and

WHEREAS, the proposed lease agreement also provides Carex Behavioral Health Services the option to purchase the Property for \$1,000,000 upon approval by the Board of Trustees; and

WHEREAS, the administration believes that it is in the best interests of the University to enter into the lease agreement with the option to purchase; therefore, be it

RESOLVED, that the Board of Trustees finds that the Lease Agreement with Option to Purchase, dated April 1, 2025, is in the University's best interests; and be it further

RESOLVED, that the Board of Trustees hereby authorizes the President, or her designee, to enter into the Lease Agreement with Option to Purchase and to sell the Property to Carex Behavioral Health Services; and be it further

RESOLVED that the President is authorized to take and perform all other lawful actions she deems ancillary, necessary, or advantageous to effectuate the Board's directives herein, including but not limited to the execution of such instruments as may be required to consummate the sale described herein.