



Date: December 4, 2025
To: Weber County Board of County Commissioners
From: Scott Mendoza
Community Development Department
Agenda Date: December 9, 2025
Subject: **Request for approval of a second amendment to the existing lease agreement between Weber County and GT Title Services.**
Attachments: A – Amended Lease Agreement

Summary:

GT Title Services (Griffiths & Turner/GT Title Services, INC.) currently leases Suite #102 (2,594 sq.ft.) within the Weber Center and has done so since December 16, 2019. Among other basic provisions, the original lease offered GT Title a 5-year term and an option to extend the lease for up to two additional years. GT Title did not meet the noticing requirement to extend the termination date of the original lease; therefore, the county had sole discretion and chose to extend the lease one year only. The one-year extension is now set to expire December 31, 2025.

GT Title Services has recently requested another one-year extension; however, the county may prefer a month-to-month lease through 2026 to ensure flexibility with the lease space.

See Attachment A for a proposed and amended lease agreement that includes the following revisions:

1. The rental term will be on a month-to-month basis.
2. GT Title will be responsible for removing its sign from the Weber Center's exterior wall by December 31, 2025.
3. GT Title will be responsible for repairing the Weber Center's exterior wall (due to sign removal) and the repairs must be complete by December 31, 2025.
4. The new lease payment will increase from \$5,188.00 to \$5,532.48.

All other terms, of the original lease and the first amendment, will remain in full force and effect.

Attachment A

1 of 3

**SECOND AMENDMENT TO LEASE AGREEMENT
BY AND BETWEEN
WEBER COUNTY
AND
GRIFFITHS & TURNER/GT TITLE SERVICES, INC. D/B/A GT TITLE SERVICES**

This is the Second Amendment to the Lease Agreement that took effect December 16, 2019 (the "Original Lease"), by and between LAND OF OG, L.L.C., a Utah limited liability company, and GRIFFITHS & TURNER/GT TITLE SERVICES, INC. D/B/A GT TITLE SERVICES, a Utah corporation with its principal place of business located at 5295 South Commerce Drive, Ste. 150, Salt Lake City, UT 84107, hereinafter referred to as "Tenant."

WHEREAS, in the Original Lease, Land of Og, L.L.C. leased approximately 2,594 square feet of gross rentable area to Tenant, located in Space 102 of the Weber Center building at 2380 Washington Blvd. in Ogden, Utah.

WHEREAS, Weber County ("the County"), a political subdivision of the State of Utah, with its principal place of business located at 2380 Washington Blvd., Ogden, UT 84401, is the successor-in-interest to Land of Og, L.L.C. for the Original Lease; and

WHEREAS, the Original Lease term ended on January 1, 2025; and

WHEREAS, the parties executed the First Amendment to the Original Lease ("First Amendment"), effective December 17, 2024, which extended the lease term through December 31, 2025; and

WHEREAS, Tenant desires to extend the lease; and

WHEREAS, the County is willing to extend the lease on a month-to-month basis, on the terms stated in this Second Amendment to the Lease Agreement;

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The Original Lease, as amended by the First Amendment, is extended on a month-to-month basis, conditioned on Tenant complying with its obligations under this Second Amendment and all obligations imposed by the Original Lease and the First Amendment.
2. Either party may terminate the lease by providing at least 60 days' written notice in advance of the termination date. The termination date shall be the last day of a calendar month.
3. The base monthly rent will be \$5,532.48.
4. Tenant shall, no later than December 31, 2025, remove all of its signage from the exterior of the building and complete all associated repairs to the exterior of the building to the County's satisfaction, as required by Section 9.04 of the Original Lease, as amended by the First Amendment.
5. All other terms of the Original Lease, as amended by the First Amendment, shall remain in full force and effect.

Attachment A

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- 6. This Second Amendment to the Lease Agreement shall take effect as soon as all parties have signed it.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to the Lease Agreement, to become effective as soon as both parties have signed it:

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Sharon Bolos, Chair

Date _____

Commissioner Bolos voted _____
Commissioner Froerer voted _____
Commissioner Harvey voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

(Tenant's signature on following page)

Attachment A

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GRIFFITHS & TURNER/GT TITLE SERVICES, INC.
D/B/A GT TITLE SERVICES

By Tyler J. Turner

Printed name Tyler J. TURNER

Title President

Date 12/4/2025

STATE OF UTAH)

COUNTY OF ~~WEBER~~ ^{UTAH}) :ss

On this 4 day of December, in the year 2025, before me (name of notary public) Daisy Wilson, a notary public, personally appeared (name of document signer) Tyler J. Turner, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to in this document, and acknowledged (he/she/they) executed the same.

Daisy Wilson
Notary Public

Notary Seal:

