

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 20, 2026

SUBJECT: Youngblood Oil Company, Inc. Property Lease

PRESENTER: Christopher Todd, Assistant County Manager

ATTACHMENTS: Yes

1. Draft Commercial Lease Agreement

SUMMARY OF REQUEST:

Henderson County has approached the Youngblood Oil Company, Inc. to lease land located at 420 N. Pine Street. This parking will serve as additional parking to support the Courthouse and Detention Center Renovation projects.

BOARD ACTION REQUESTED:

The Board is requested to approve the attached lease between Henderson County and Youngblood Oil Company, Inc. and authorize the County Manager to execute the lease on behalf of Henderson County.

Suggested Motion:

I move to approve the attached lease between Henderson County and Youngblood Oil Company, Inc. and authorize the County Manager to execute the lease on behalf of Henderson County.

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this ___ day of _____, 2026 by and between _____, as Successor Trustee of that Revocable Trust Agreement dated the 27th day of March 2020, and Youngblood Oil Company, Inc. (sometimes hereinafter collectively “Youngblood”) and the County of Henderson (hereinafter “County”);

W I T N E S S E T H

WHEREAS, the County intends to construct additions to both the Courthouse and Detention Center (the “Courthouse complex”) located on the 200 block of North Grove Street in the city of Hendersonville, North Carolina; and

WHEREAS, the County is in need of additional area for parking for the Courthouse Complex during the construction period for the additions; and

WHEREAS, Youngblood owns real property located adjacent to the Courthouse Complex which it is willing to lease the same to the County, on the terms herein.

NOW, THEREFORE, based upon the foregoing, Youngblood by these presents does lease and demise to the said County the real property described below for the term stated below, subject to the following terms, conditions and understandings:

1. The real property leased hereunder (the “Leased Property”) is that same property described in those deeds recorded in Deed Book 426, at Page 508 (where Youngblood Oil Company, Inc., is the Grantee), and in Deed Book 3470, at Page 119 (where Kenneth Youngblood, as Trustee, is grantee), both recorded in the Henderson County Registry. The Leased Property shall not include the area inside or above the structure(s) currently existing on the real estate described in the two deeds referenced in this paragraph.

2. The term of this lease shall be for a period of two (2) years from the date hereof. The County shall have the right to extend the same for an additional period of one (1) year upon the giving of written notice to Youngblood at the address listed below.

3. The County shall:

(a) Pay Youngblood monthly a sum of \$5,500.

(b) Provide insurance, under the County’s normal coverage through the North Carolina Association of County Commissioners Risk Pool to cover any liability which may accrue to either Youngblood or the County as a result of the County’s use of said property.

4. LESSEE shall have the option to terminate this lease, by giving written notice of that intention and identifying the early termination date to LESSOR at least 90 days prior. LESSOR shall have the option to terminate this lease, by giving written notice of that intention and identifying the early termination date to LESSEE at least 90 days prior.

On this the day and year above first written, the parties have caused this Agreement to be executed in duplicate, by their duly authorized representatives, each duplicate to constitute an original.

YOUNGBLOOD OIL CO., INC.

Successor Trustee Signature

By: _____
President

Date

Attest:

Witness

Corporate Secretary

Date: _____

COUNTY OF HENDERSON

Signature (County)

Date

Witness