

PARKER

U.S. CONGRESS

APR 5 10 59 AM '94

March 31, 1994

Office of the General Counsel
Federal Election Commission
999 E Street, Northwest
Washington, D. C. 20463

AOR 1994-08

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COMMUNICATIONS
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Dear Sir:

On behalf of the Friends of Mike Parker for Congress Committee FEC I. D. No. 124087/C00219279 ("Committee"), I am requesting an advisory opinion regarding the application of the Federal Election Campaign Act of 1971 (as amended), as well as any other applicable laws, rules, or regulations, regarding the Committee's sub-lease of an office space from a corporate entity wholly owned by Mike Parker and his wife Rosemary ("the Parkers").

Mike Parker represents the Fourth Congressional District of Mississippi and the Friends of Mike Parker for Congress Committee is his registered principal campaign committee.

Mike Parker recently constructed a garage/office building ("building") on property within 100 feet of his residence in Brookhaven, Mississippi. This building was constructed with personal funds on personal property. On the lower level, the building is composed of multiple car parking spaces and a yard/garden tools storage area. The upper level is office space, reached by an enclosed stairwell.

The Parkers propose to lease the upper level of the building to a corporate entity known as M & R Services, Inc. ("M & R Services"). M & R Services is a Mississippi corporation licensed to conduct a variety of different types of business activities including, but not limited to, direct mail, travel and marketing. The stock of M & R Services is wholly owned by Mike Parker and Rosemary Parker at this time.

In turn, it is proposed that M & R Services would sub-lease a portion of the building - approximately twenty-five per cent (25%) of the office space - to Rosemary Parker, Attorney at Law, to be used jointly as office space with M & R Services. In addition, seventy-five per cent (75%) of the total space of the upper level would be sub-leased to the Committee. The sub-lease to the Committee would be for a term of one year, renewable each year

Friends of Mike Parker for Congress

Post Office Drawer 229
Brookhaven, Mississippi 39601-0229
601-835-1341

Paid for by Friends of Mike Parker for Congress

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thereafter, and would be at a rate equivalent to that charged for other office space similarly located and furnished. Utilities (including, but not limited to, water, electricity, gas and telephone - excluding long distance charges which would be payable by the responsible party) would be split on the same percentage as the space (75% Committee and 25% Rosemary Parker, Attorney at Law/ M & R Services).

All office equipment, excluding that owned by the Committee, would be leased by M & R Services to the Committee as needed. The sub-lease agreement would be terminated when the Committee no longer uses the building for campaign purposes or at the time the Committee no longer exists.

Although as a candidate, Mike Parker can make unlimited contributions and in-kind contributions to the Committee, it is my understanding that his wife, Rosemary is limited to \$1,000 per election. Since Rosemary is a joint owner of the property upon which this building is located and therefore a joint owner of the building, it is imperative that a lease agreement be created so that Rosemary will not violate the "in-kind" contribution limit to the Committee.

Your advice as to the applicability of all Federal campaign laws, rules and regulations to the proposed lease/sub-lease agreements would be greatly appreciated. Should you need any additional information concerning this request, please do not hesitate to contact me at (601) 835-1341.

Your attention to this matter is appreciated.

Sincerely,



Liz Herring
Campaign Staff