LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") dated __________, ______ is between the CITY OF LEANDER, a home-rule municipal corporation of the State of Texas, hereinafter referred to as "Landlord," and THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER WILLIAMSON COUNTY, a Texas nonprofit corporation, hereinafter referred to as "YMCA" or "Tenant," who agree as follows:

1. DEFINITIONS.

   Unless expressly set forth to the contrary in this Lease, the terms used herein shall have the following meanings:

   (a) "Land" means that certain real property situated in Williamson County, State of Texas, more particularly described as ____________________________

   (b) "Easements" means (i) all easements, rights of way and appurtenances pertaining to the Land, whether or not described herein or in any exhibit now or hereafter attached hereto, (ii) all easements granted herein, and (iii) easements obtained by Tenant after the execution of this Lease.

   (c) "Building" means the building and other improvements to be constructed on the Land and situated thereon at any time during the term of this Lease.

   (d) "Demised Premises" means and includes the Land, Easements and the Building.

2. DEMISED PREMISES.

   Upon the terms and subject to the conditions set forth in this Lease, Landlord hereby leases the Demised Premises to Tenant, and Tenant hereby leases the Demised Premises from the Landlord, as will be more fully set forth on the map that will be attached hereto and incorporated herein within thirty (30) days upon completion of all of the construction or improvements. Tenant agrees to comply with the provisions set forth in Exhibit "A."

3. EFFECTIVE DATE.

   This Lease shall become effective upon the latest date of final execution hereof by all necessary parties hereto (the "Effective Date").

4. TERM AND EARLY TERMINATION.

   The term of this Lease shall be thirty (30) years (the "Original Term") and shall Commence on ____________________________, ______ (the "Term Commencement Date").
The Lease may be terminated by either party upon prior written notice to the other party that is at least six (6) months' prior to that party's budget year, and the termination will be effective one year thereafter.

5. **OPTION TO RENEW**

Tenant and Landlord agree to begin renewal negotiations by the beginning of year 28 for a term of ten (10) additional years at the market rate for similar premises in Williamson County.

6. **USE.**

It is intended by the parties that the Demised Premises be utilized by the Tenant to operate the Leander Family YMCA to provide recreation services to the community. Tenant shall offer, conduct, and operate non-faith based recreation, wellness and youth and family programs and related activities, consistent with other YMCA facilities and for no other purpose without the prior written consent of the Landlord. Tenant shall not use any part of the Demised Premises for any use or purpose that violates any applicable law, regulation, or ordinance of the United States, the State of Texas, the County of Williamson, or the City of Leander, or any other lawful authority with jurisdiction over the Demised Premises.

7. **RENT AND TAXES.**

Rent will be $10.00 per year with prepayment of the entire lease term being acceptable at the time of initiating the lease. Both the Landlord and the Tenant understand the responsibility of the Tenant to serve and maintain adequate participation to underwrite daily operating costs. This significant responsibility relieves the Landlord of any daily operating costs associated with the community services of the Building and Landlord acknowledges and agrees that the value of Tenant's services to the public as set forth herein are similar to the actual value of the consideration necessary for Tenant's use and occupancy of the Demised Premises.

Tenant shall be responsible for all other taxes, including real estate and personal property, and assessments, including property owner assessments, which may be levied or assessed against any portion of the Demised Premises. Any other fees or charges against the Demised Premises shall be the responsibility of the Tenant. Tenant's failure to discharge any such tax, charge or assessment when finally due within ten (10) days after the date the Landlord's written notice is received by Tenant shall constitute an event of default under Section 18 below.

8. **CONSTRUCTION OF IMPROVEMENTS.**

Tenant will provide the Landlord with the Building component requirements. The Landlord and Tenant will work jointly to design the Building. The Landlord shall, through its agents and contractors, construct and erect thereon such buildings, structures and improvements, as Landlord may deem necessary or convenient in connection with the use and occupancy of the Demised Premises in a good and workmanlike manner, free of liens, and in accordance with applicable law.

9. **ALTERATIONS.**
Tenant may, with the written consent of Landlord, make such further improvements, additions or alterations to the Building as Tenant may from time to time deem necessary or convenient in connection with its use and occupancy of the Demised Premises. Tenant shall pay all costs and expenses in connection therewith and shall hold the Landlord harmless therefrom. All alterations shall be done in full conformance with all bond covenants and the permitted uses outlined herein or in the Operating Agreement.

10. OWNERSHIP OF BUILDING, FIXTURES, FURNITURE AND EQUIPMENT; RIGHT TO REMOVE.

(a) Ownership of Equipment and Furniture. Tenant shall own all equipment and furniture purchased by it and no Landlord funds shall be used to acquire equipment and furniture to be used by the Tenant. The Tenant, at its sole cost and expense shall be responsible for repair and/or replacement of this furniture and equipment during the term of the Lease.

(b) Ownership of Building and Fixtures. Landlord shall own the Building and all attached fixtures. The Building and any other improvements, additions, alterations, and fixtures (except furniture, movable equipment, and trade fixtures) constructed, placed, or maintained on any part of the Demised Premises during the Term are considered part of the real property of the Demised Premises and must remain on the Demised Premises and title to all permanent improvements on the Demised Premises shall vest in the Landlord.

(c) Right to Remove Personal Property; Trade Fixtures. Tenant may, at any time while it occupies the Demised Premises, or within a reasonable time thereafter, not to exceed fifteen (15) days, remove personal property, furniture, machinery, equipment, or other trade fixtures owned solely by Tenant, in, under, or on the Demised Premises, or acquired by Tenant, whether before or during the Term and any extension, this property is referred to as “Tenant’s Property.” On or before the date of expiration of this Lease, Tenant shall vacate the Demised Premises, remove all Tenant’s Property, repair any damage to any buildings or improvements on the Demised Premises resulting from the removal, restoring the Demised Premises to a condition reasonably satisfactory to the Landlord. If the Landlord or Tenant terminates this Lease, Tenant shall vacate the Demised Premises, remove the Tenant’s Property and restore the Demised Premises within such time as the Landlord shall reasonably designate, but in no event less than fifteen (15) days. In either event, if Tenant shall fail or neglect to remove the Tenant’s Property within a reasonable time after the Lease termination date, not to exceed fifteen (15) days and so restore the Demised Premises, then the Tenant’s Property shall become the property of the Landlord.

11. MAINTENANCE AND REPAIRS; INSPECTIONS.

The Tenant and Landlord agree to share the costs associated with maintenance and repairs of the Building as outlined in Exhibit A of the Operating Agreement. Both the Tenant and the Landlord agree to maintain all portions of the Demised Premises in good condition and repair, ordinary wear and tear excepted. Tenant covenants and agrees to keep the Demised Premises free of all rubbish and trash, and to adequately maintain all landscaping and landscaped areas on the Demised Premises in good and healthy condition.
The Landlord shall conduct periodic and regular inspections as may be required of the Demised Premises to insure that fire, safety and sanitation regulations and other provisions contained in this and the Operating Agreement or in the City’s Codes are being adhered to by Tenant. The Landlord shall notify Tenant of its findings, specifying any items needing attention. The Tenant agrees to grant the Landlord the right to access the Demised Premises for inspections during normal business hours and after hours, with prior notice as may be necessary. Failure to conduct any inspections as may be required shall not operate as a waiver of the Landlord’s right to conduct these inspections and shall not be considered a default of the terms of this Lease.

Tenant shall permit the City’s Fire Marshal or his/her authorized agents to inspect the Demised Premises and the Parties will comply with all requirements of the Fire Marshal or his/her authorized agents that are necessary to bring the Demised Premises into compliance with the City’s Fire Code and/or Building Code provisions regarding fire safety, as such provision exist or may later be amended. Tenant shall maintain in proper condition accessible fire extinguishers of a number and type approved by the Fire Marshall or his/her authorized agents for the particular hazard involved.

12. MECHANIC’S LIENS.

(a) Tenant covenants and agrees to keep the Landlord’s interest in the Demised Premises free of mechanic’s and materialmen’s liens and other liens of like nature other than liens created or claimed by reasons of any work done by or at the instance of Landlord, and at all times fully defend, protect and indemnify Landlord against all such liens or claims which may ripen into such liens on the Land, or Landlord’s interest in the Demised Premises, and against all attorney’s fees, and other costs and expenses growing out of or incurred by reason of or on account of any such claim or lien.

(b) If Tenant contests the correctness or validity of any such lien and if the laws of the State of Texas provide for release of real property from such a lien by obtaining and/or recording a surety bond, then within twenty (20) days after written demand by Landlord, Tenant shall obtain a surety bond and shall otherwise comply with the requirement of such laws so as to effect the release of the Demised Premises from such lien.

13. INSURANCE.

Prior to the time Tenant is entitled to any right of access to or use of the Demised Premises, Tenant shall obtain and maintain the following types of insurance and minimum limits of coverage during the Term of the Lease:

<table>
<thead>
<tr>
<th>Type of Insurance</th>
<th>Liability Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Workers’ Compensation</td>
<td>Statutory limits</td>
</tr>
<tr>
<td>Employer's liability</td>
<td>$100,000 Each accident/occurrence</td>
</tr>
<tr>
<td></td>
<td>$100,000 Disease - each employee</td>
</tr>
<tr>
<td></td>
<td>$500,000 Disease - policy limit</td>
</tr>
<tr>
<td>(b) Commercial General Liability</td>
<td>$1,000,000 Each occurrence</td>
</tr>
<tr>
<td></td>
<td>$2,000,000 Aggregate limit</td>
</tr>
</tbody>
</table>
Coverage shall include but not be limited to the following: premises/operations, independent contractors, products/completed operations, personal injury, and contractual liability.

(c) Automobile Liability $1,000,000 Each accident (combined single limit basis)
A commercial business policy shall provide coverage on "Any Auto", defined as autos owned, hired and non-owned.

(d) Umbrella or Excess Liability $4,000,000 Each occurrence
$4,000,000 Aggregate

(e) Sexual Abuse and Molestation coverage is required if care of a child is provided outside the presence of a legal guardian or parent, this coverage shall be written for a minimum limit of $500,000 per occurrence. If this coverage is written on a standalone basis the Landlord shall be listed as an additional named insured.

Additional Insurance Requirements.
(a) The Landlord and its Officers, Employees and Volunteers shall be named as an Additional Insured on the Automobile and Commercial General Liability policies.
(b) Thirty days (30) prior written notice of cancellation or non-renewal is required.
(c) Waiver of rights of recovery (subrogation) in favor of the Landlord.
(d) The insurers for all policies must be licensed and/or approved to do business in the State of Texas. Except for workers’ compensation, all insurers must have a minimum rating of A: VII in the current A. M. Best Key Rating Guide or have reasonably equivalent financial strength and solvency to the satisfaction of Risk Management. If the rating is below that required, prior written approval of the City’s Risk Management Division is required.
(e) If insurance policies are not written for specified coverage limits, an Umbrella or Excess Liability insurance for any differences is required. Excess Liability shall follow form of the primary coverage.
(f) Unless otherwise stated, all required insurance shall be written on the “occurrence basis.” If coverage is underwritten on a claims-made basis, the retroactive date shall be coincident with or prior to the date of the Lease and the certificate of insurance shall state that the coverage is claims-made and the retroactive date. The insurance coverage shall be maintained for the duration of the Lease and for five (5) years following completion of the Lease. An annual certificate of insurance submitted to the Landlord shall evidence such insurance coverage.
(g) Any deductible in excess of $5,000.00, for any policy that does not provide coverage on a first-dollar basis, must be approved in writing by the Landlord.
(h) The Landlord, at its sole discretion, reserves the right to review the insurance requirements and to make reasonable adjustments to insurance coverages and their limits when deemed necessary and prudent by the Landlord based upon changes in statutory law, court decision or the claims history of the industry as well as of the contracting party to the Landlord. The Landlord shall be required to provide prior written notice of ninety (90) days for changes.
(i) The Landlord shall be entitled, upon request and without expense, to receive copies of policies and endorsements there to and may make any reasonable requests for deletion or revision or modifications of particular policy terms, conditions, limitations, or exclusions except where policy provisions are established by law or regulations binding upon either of party or the underwriter on any such policies.
Minimum Coverage. Insurance coverage specified herein constitutes the minimum requirements and said requirement shall in no way lessen or limit the liability of the Tenant under the terms of this Lease. Tenant shall procure and maintain, at its' own cost and expense, any additional kinds and amounts of insurance that, in its own judgment, it deems to be necessary.

Tenant Coverage. During the Term of this Lease and at its sole cost and expense, Tenant shall at all times maintain in effect property and casualty insurance coverages insuring the Demised Premises in an amount equal to at least 100% of the actual replacement cost thereof and providing protection against any peril generally included in the classification "Fire and Extended Coverage" or so called "special form" coverage. The Tenant shall be the named insured under the policy and the Landlord shall be named as Loss Payee. Such insurance must be payable to the Tenant and the Landlord, as their interests may appear, and shall include a waiver of subrogation in favor of the Landlord. Tenant shall deliver to Landlord, upon Landlord's request, certificates of such insurance. In no event shall the Landlord be responsible for damage to the Facility by reason of fire or other casualty, or by reason of any other cause that could have been insured against under the terms of a standard fire and extended coverage insurance policy or policies. In the event of a casualty, if the Tenant reconstructs the Building, Tenant and Landlord shall use all insurance proceeds to reconstruct the Building. If the Building is not reconstructed after a casualty, the Tenant and Landlord shall proportionally share in the insurance settlement proceeds.

14. HAZARDOUS MATERIALS; INDEMNIFICATION

Landlord hereby represents and warrants that to the best of Landlord's actual knowledge there are no violations of any federal, state or local laws, rules, regulations or orders relating to industrial hygiene or to environmental conditions on, under or about the Demised Premises, including but not limited to soil and groundwater conditions. Within five (5) business days after the Effective Date, Landlord shall deliver to Tenant copies of all reports from environmental investigations covering all or any portion of the Demised Premises in the possession or under the control of Landlord. Landlord shall indemnify, defend, and hold Tenant, its directors, officers, employees, agents, successors and assigns (the "Indemnitees") harmless from and against any and all liabilities, losses, costs, expenses and penalties claimed, threatened or asserted against, or suffered or incurred by any Indemnitee, arising out of or as a consequence of the use, generation, transportation, storage, release, presence or disposal of any hazardous or toxic wastes, substances or materials, or any other pollutants or contaminants (collectively, "Hazardous Materials"), placed, discharged or released on or about the Demised Premises by Landlord, including without limitation, all liabilities, losses, costs, expenses and penalties incurred in the removal, remediation and disposal of any Hazardous Materials; provided, however, that the foregoing provisions shall not apply to any Hazardous Materials used, generated, transported, stored or disposed of thereon by an Indemnitee. Tenant shall defend and indemnify Landlord from any claims, losses, penalties claimed and expenses arising out of or as a consequence of Tenant’s storage, handling or release of Hazardous Materials in the Demised Premises.

15. UTILITIES; JANITORIAL SERVICES.
Tenant, at its sole cost and expense, will incur the cost to provide all gas, water, sewer, electric utilities, network, internet and communication services for use by the Tenant at the Demised Premises.

Tenant, at its sole cost and expense, shall provide daily janitorial and custodial service for the Demised Premises whose function shall be daily in-house tasks related to routine and emergency cleanups, room or facilities preparation, minor repairs and other routine functions associated with programs and building operations.

16. WAIVER OF SUBROGATION.

Tenant and Landlord each waive all rights of recovery against the other, and against the directors, members, partners, officers, employees, agents, officials and representatives of the other, for loss of, or damage to, the waiving party, its property or the property of others under its control to the extent that, with respect to Landlord, Landlord receives insurance proceeds from any property insurance in force at the time, and, with respect to Tenant, Tenant is required to maintain insurance pursuant hereto.

17. DAMAGE TO OR DESTRUCTION OF IMPROVEMENTS.

Landlord shall not be responsible under any circumstances for damage to property belonging to Tenant, its members, employees, agents, contractors, subcontractors, invitees, licensees, or trespassers, which may be damaged, stolen, or destroyed and Tenant hereby released Landlord from any responsibility therefore.

If the Demised Premises and/or the Building upon the Demised Premises shall be destroyed or damaged by fire or other casualty the Tenant shall give Landlord immediate written notice, as well as notice to any insurance provider with a copy of such notice to Landlord. Landlord may elect either (i) promptly rebuild or repair the Building, or (ii) to terminate this Lease as of the date of damage. Landlord shall notify Tenant in writing within sixty (60) days of such destruction of Landlord’s decision whether or not to repair or rebuild the Building. If Landlord elects to repair or rebuild the Building, Landlord shall restore the Building to substantially the same condition that existed immediately prior to the destruction, and during the period of restoration the rent payable hereunder shall abate in direct proportion to the reduced usefulness of the Building to Tenant. If Landlord elects to terminate the Lease under this Section 19, then rent shall cease to accrue on the later of (i) date of destruction, or (ii) the last date on which Tenant had possession of the Premises under this Lease, and Landlord will refund to Tenant any portion of any rental paid in advance but not yet earned at such date. In no event shall Landlord’s election reduce or eliminate Tenant’s responsibilities set forth in Section 13, Insurance, or Section 10, Ownership of Property,

18. EVENT OF DEFAULT; REMEDIES.

The following shall be deemed events of default by Tenant under this Lease:
a. Tenant fails to use the Demised Premises for conducting and operating the Demised Premises for the purpose of offering, conducting and operating non faith-based recreation, wellness, and youth and family programs and related activities, consistent with other YMCA facilities;
b. Tenant fails to pay any rent when due under this Lease or within any cure period thereafter;
c. Tenant vacates any substantial portion of the Demised Premises for a period of longer than thirty (30) days, unless Tenant can demonstrate to the reasonable satisfaction of the Landlord that all reasonable efforts are being made by Tenant to occupy said Demised Premises;
d. Tenant makes a transfer in fraud of creditors, or makes an assignment for the benefit of creditors;
e. Tenant undertakes improvements without receiving prior written consent from Landlord, unless it is an emergency situation;
f. Tenant fails to abide by any bond covenants; or
g. Tenant fails to comply with any other term, provision or covenant of this Lease that is material.

Curing a Default.
(i) If an event of default occurs, the Landlord shall give written notice that describes the default in reasonable detail to the Tenant. The Tenant must commence curing such default within seven (7) business days after the time it receives the notice from the Landlord, and then complete the cure within ninety (90) calendar days thereafter.

(ii) If the Tenant does not substantially complete the cure within the stated time in (i) of this section, the Landlord may terminate this Lease by giving written notice of the termination; provided, however, if the default is not reasonably susceptible to cure within the stated time, the Landlord will not exercise its right to terminate this Lease so long as the Tenant has commenced to cure the default within the required time and diligently completes the cure within a reasonable time without unreasonable cessation of the work to complete the cure.

Other Remedies. Any termination of this Lease as provided in this article will not relieve Tenant from paying any sum or sums due and payable to Tenant under this Lease at the time of termination, or any claim for damages then or previously accruing against Tenant under this Lease. Any such termination will not prevent Landlord from enforcing the payment of any such sum or sums or claim for damages by any remedy provided for by law, or from recovering damages from Tenant for any default under the Lease. All Landlord’s rights, options, and remedies under this Lease will be construed to be cumulative, and not one of them is exclusive of the other. Landlord may pursue any or all such remedies or any other remedy or relief provided by law, whether or not stated in this Lease.

19. COMPLIANCE WITH LAW.

(a) Tenant agrees at all times during the term of this Lease at its own expense to conform to and comply with all laws, ordinances and regulations affecting Tenant’s use or occupancy of the Demised Premises, except that Tenant shall have no responsibility to correct any existing violations or to remedy any violations caused by the action or inaction of Landlord, its agents or employees, except to provide notice to Landlord of such violations and/or actions or inactions.
(b) Tenant shall have the right to contest by appropriate legal proceedings without cost or expense to Landlord, the validity of any law, ordinance, order, rule, regulation or requirements affecting Tenant’s use and occupancy of the Demised Premises. If, compliance therewith may be legally held in abeyance during such contest without subjecting Landlord or Tenant to any liability whatsoever for failure to so comply, Tenant may postpone compliance until the final determination of any such proceedings.

20. OPEN RECORDS; COMPLAINTS

Tenant acknowledges that Landlord is required to comply with Chapter 552 of the Texas Government Code (Public Information Act or Act). Under the Public Information Act, this Lease, and documents related to this Lease, which are in Landlord’s possession, or to which Landlord has access, are presumed to be public and the Landlord may release these records to the public unless an exception described in the Act applies to a document.

Tenant shall promptly notify the Landlord of any complaints or reports of violations of the law that have occurred at the Demises Premises and that are significant in nature and that have a material effect on the operations of the Demised Premises.

21. SURRENDER OF PREMISES; HOLDING OVER.

In addition to the provisions set forth in Section 10, at the expiration or termination of the Term, Tenant shall peaceably surrender to Landlord the Demised Premises broom clean and in good condition, and shall surrender all keys to the Demised Premises to Landlord and shall inform Landlord of all combinations on locks, safes, and vaults, if any, on the Demised Premises. If Tenant remains in possession of the Demised Premises after expiration or termination of the Term, or after the date in any valid notice given by Landlord to Tenant terminating this Lease, such possession by Tenant shall be deemed to be a tenancy at will at a monthly rental equal to

22. QUIET POSSESSION.

Subject to Tenant paying the rent herein provided and performing all the covenants and conditions of this Lease on its part to be performed, Tenant shall and may peaceably and quietly have, hold and enjoy the Demised Premises during the term hereof.

23. ATTORNEY’S FEES.

Should either party to this Lease institute any action or proceeding in court to enforce any provision hereof or for damage by reason of an alleged breach of any provision of this Lease or for a declaration of such party’s rights or obligations hereunder, or for any other judicial remedy, the prevailing party shall be entitled to receive from the losing party such amount as the court may adjudge to be reasonable attorney’s fees for the services rendered the party finally prevailing in any such action or proceeding.

24. APPLICABLE LAW AND PARTIES BOUND.
This Lease shall be construed under the laws of the state of Texas. This Lease shall be binding upon and inure to the benefit of, as the case may require, the parties to this Lease and their respective heirs, executors, administrators, successors and assigns. Venue shall lie in Williamson County, Texas.

25. INTERPRETATION.

(a) The words “Landlord” and “Tenant” as used herein, shall include, as the context may permit or require, the parties executing this Lease and their respective heirs, executors, administrators, successors and assigns.

(b) Unless expressly provided to the contrary, the phrases “during the term of this Lease” and “during the term hereof” shall include such periods during which the term of this Lease is actually extended pursuant to the exercise by Tenant of option(s) to extend the term hereof.

(c) Time is of the essence hereof.

26. CAPTIONS.

The headings and captions in this Lease are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this Lease nor of any provision herein contained.

27. INVALIDITY.

In the event that any term, provision, condition or covenant contained in this Lease, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, or be held to be invalid or unenforceable by any court of competent jurisdiction, the remainder of this Lease, or the application of such term, provision, condition or covenant to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and all such remaining terms, provisions, conditions and covenants in the Lease shall be deemed to be valid and enforceable.

28. NOTICES.

Wherever in this Lease one party to this Lease is required or permitted to give or serve a notice, request, demand, consent or approval to or on the other, such communication shall be given or served upon the party to whom it is directed in writing and may be delivered personally, by an overnight courier service with signed proof of receipt, by facsimile transmission or forwarded by certified mail, postage prepaid, return receipt requested addressed as follows:

Landlord:

City of Leander
Any such communication shall be deemed to have been duly given or served on the date personally delivered or delivered by courier service or, if delivered by mail as provided above, on the third business day after mailing. Either party may change its address for notice by written notice given to the other in the manner hereinabove provided.

29. ENTIRE AGREEMENT.

This Lease, together with any Exhibits or Addenda attached hereto, constitutes the entire Agreement between Landlord and Tenant pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and undertakings of the parties in connection herewith. No modifications may be made hereof except in writing.

30. EXHIBITS.

Each of the Exhibits attached hereto are incorporated herein by this reference.

31. FORCE MAJEURE.

The term "force majeure" as used herein, shall mean any delay resulting from acts of God, inclement weather, unavailability or shortage of materials or labor, national emergency, fire or other casualty, delays or actions of governmental authorities or utilities, strikes or labor disputes, natural disaster, war, civil insurrection, injunctions or any cause beyond the reasonable control of the party.

Executed by Landlord this _____ day of

LANDLORD: ____________________________
ITS Kent Cagle, City Manager

Executed by Tenant this _____ day of

TENANT: ____________________________
ITS: ____________________________