

KENTUCKY COMMUNITY AND TECHNICAL COLLEGE **LEASE AGREEMENT**

LEASE/PR NO.	PR-00140 Gallatin County	COLLEGE
INITIAL ENCUMBRANCE		CAMPUS
ANNUAL ENCUMBRANCE	\$0	DATE
VENDOR NO.		ACCOUNT NO.

THIS LEASE, entered into between: the **Gallatin County Board of Education, Warsaw, KY 41095** (Phone: 859-567-1820) his heirs and assigns, hereinafter called **KENTUCKY COMMUNITY AND TECHNICAL COLLEGE SYSTEM**, hereinafter referred to as the "KCTCS".

WITNESSETH, that for the consideration hereinafter mentioned, the parties hereto agree as follows:

1a. The Lessor hereby leases to the KCTCS and agrees to keep in quiet and peaceful possession the premises and appurtenances located at the **Gallatin County Family Resource Center, 500 S. 10th St., Warsaw, KY 41095** in the County of **Gallatin**. See attached Addendum.

1b. Said premises currently consisting of approximately **837** square feet total and to be rented at the rate of **\$0** per month and to be used by the KCTCS for **classroom** space.

2. The KCTCS agrees to pay rent to the Lessor for the leased premises at the rate of **\$0**. The Lessor agrees to provide **parking** for the KCTCS.

3. Subject to the limitations imposed by law and as provided in paragraphs 5 and 6 of this Lease, the term of this Lease shall begin **July 1, 2012** and end **June 30, 2013**.

4. This Lease shall be extended automatically upon the same terms and conditions herein for further periods of **30** days unless the KCTCS shall give the Lessor written notice **30** days prior to the expiration of the term of this Lease. No extension shall prolong the period of occupancy of the leased premises beyond the **June 30, 2013**. The KCTCS's funds cannot be committed beyond its current fiscal year and its applicable appropriation, and no additional funds shall be made. This Agreement shall be modified and/or amended only by a written amendment and executed by both parties.

5. The KCTCS shall further have the right to terminate this Lease at any time upon **30** days written notice; termination under this paragraph shall not be considered effective until the last day of the month of termination.

6. The KCTCS agrees not to assign this Lease, or to sublet the premises except to a desirable tenant, and will not permit the use of the premises by anyone other than the KCTCS sub-lessee, and the Lessor and its lessee.

7. The KCTCS shall have the right during the existence of this Lease to make alterations, attach fixtures, and improvements upon the leased premises, provided such alterations, additions, structures or signs shall not be detrimental to the property or in the building in which the premises are located. Fixtures, additions, structures or improvements shall remain the KCTCS's property and may be removed by it prior to the termination of this Lease.

8. Unless otherwise specified, the Lessor shall maintain the premises in good repair and tenantable condition, including all equipment, except in case of damage arising from the negligent acts of the KCTCS's agents or employees. To make necessary repairs, the Lessor reserves the right to enter and inspect the premises at reasonable times.

9. The KCTCS agrees to take good care of the premises and to return them at the expiration of their term.

IN WITNESS WHEREOF, the parties hereto have subscribed their names:

KCTCS OFFICE OF FACILITIES MANAGEMENT

LESSOR

KCTCS CHANCELLOR

ADDRESS

VICE PRESIDENT, KCTCS

ATTORNEY, KCTCS

APPROVED THIS _____

When executed by the KCTCS Vice President of Finance, this instrument constitutes a finding and order that the leased property is needed for use by the Kentucky Community and Technical College System. All calls and correspondence regarding this Lease are to be directed to the KCTCS, Attn: Chris Brumett, 300 North Main Street, Versailles, KY, 40383.