

Addendum No. 1

Intergovernmental Lease between HCBE and City of West Point, Ky.

Year One March 1, 2022, through February 28, 2023

The Lessee will take possession of the property on March 1, 2022, with the following provisions.

- **INSURANCE** – Lessee will furnish an insurance certificate indicating HCBE as an additional insured from Lessee's current carrier. HCBE to maintain the current property and flood insurance policies.
- **GENERAL MAINTENANCE** – The Lessee will provide all general maintenance including the normal custodial care of floors, walls, ceilings, furniture and rest rooms.
- **GROUNDS MAINTENANCE** – The Lessee will provide mowing, trash removal and general maintenance of the grounds, playground, and playground equipment.
- **BUILDING MAINTENANCE** – The Lessee will be responsible for mechanical, roof, building and window repair and maintenance up to \$500 per each incident. Necessary repairs or replacement of these disciplines in excess of \$500 would be the responsibility of HCBE, however HCBE reserves the right to deny any repair required or requested by the Lessee. The maintenance costs for the sprinkler and fire alarm to be borne by HCBE.
- **UTILITIES** – The Lessee will be responsible for all Gas, Electric, water and sewer cost in excess of \$24,600 per year. Utilities will be placed in the name of the Lessee with either monthly or annual payment of the subsidy paid to the Lessee.

Year Two March 1, 2023, through February 28, 2024

Same as year one above with the following exceptions

- **BUILDING MAINTENANCE** – The Lessee will be responsible for mechanical, roof, building and window repair and maintenance up to \$1,500 per incident. Necessary repairs or replacement of these disciplines in excess of \$1,500 shall be the responsibility of HCBE. HCBE reserves the right to deny any repair required or requested by Lessee.
- **UTILITIES** – The Lessee will be responsible for all Gas, Electric, water and sewer cost in excess of \$16,400 per year.

Year Three March 1, 2024, through February 28, 2025

Same as year two above with the following exceptions

- **BUILDING MAINTENANCE** – The Lessee will be responsible for mechanical, roof, building and window repair and maintenance up to \$2,500 per incident. Necessary repairs or replacement of these disciplines in excess of \$2,500 would be the responsibility of HCBE. HCBE reserves the right to deny any repair required or requested by Lessee.
- **UTILITIES** – The Lessee will be responsible for all Gas, Electric, water and sewer cost in excess of \$8,200 per year.

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Beginning March 1, 2025, and continuing to February 28, 2027

Option No. 1

- **INSURANCE** - The Lessee will obtain building insurance or reimburse HCBE the cost of the current HCBE policy.
- **BUILDING MAINTENANCE** - The Lessee will take complete responsibility for all utilities, sprinkler and fire alarm maintenance. Necessary repairs or replacement of mechanical system in excess of \$5,000 will remain the responsibility of HCBE. HCBE reserves the right to deny any repair required or requested by Lessee.
 - **UTILITIES** - The Lessee shall take full responsibilities for all utilities.

Option No. 2

Both parties agree to renegotiate and modify the continuing lease or terminate the lease.