

LEASE AGREEMENT

This LEASE AGREEMENT made and entered into this 10 day of 2024, 2024, by and between SHURBET INC., a Kentucky corporation (Lessor), with an address of P.O. Box 248, LaGrange, KY 40031, and THE BOARD OF EDUCATION OF BULLITT COUNTY, KENTUCKY (Lessee), with an address of 1044 Highway 44 E, Shepherdsville, KY 40165 (the "Lease").

WITNESSETH:

In consideration for the rentals to be paid and the terms and conditions hereinafter recited, the Lessor does hereby let and lease unto the Lessee, its successors and assigns, and the Lessee does hereby accept for lease, areas designated and approved by Lessor over the tract of Lessor's real property situated in Bullitt County, Kentucky and being more particularly described on Exhibit A for parking purposes of Bullitt Central High School ("Leased Premises").

The term of this Lease shall through the end of the 2023-2024 Bullitt County School year, commencing with the date hereinabove set forth.

It is mutually understood and agreed that this Lease is subject to the following conditions, limitations, and covenants:

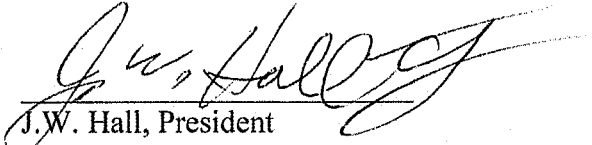
1. The Lessee shall pay to the Lessor as rent for the Lease premises the sum of Three Thousand Five Hundred Dollars (\$3,500.00) (the "Rent") for the remaining 2023-2024 Bullitt County School year, payable in advance.
2. The Leased Premises shall be used exclusively for parking purposes of Bullitt Central High School.
3. The Lessee shall have access to the Leased Premises during school hours or school events.

4. The Lessee shall assume all liability for injury to persons or property by reason of its use of the Leased Premises and shall indemnify and save harmless the Lessor from any loss or damage thereby. Lessee shall maintain liability, property and casualty insurance upon the Leased Premises in amounts approved by Lessor, but in no event shall liability limits be less than \$1 million. Lessor shall be named as a Loss Payee and an Additional Insured on the applicable insurance coverage(s) and certificates of insurance coverage(s) shall be delivered upon execution hereof and annually thereafter to the Lessor.
5. The Lessee shall maintain the Leased Premises in a clean and orderly manner at all times, and shall not use or permit the use thereof of any manner, which may be injurious to Lessor's property or adjoining property.
6. Upon termination of this Lease, Lessee shall yield up the Leased Premises unto the Lessor in as good condition as when leased, with normal wear and tear excluded.
7. This Lease shall not be assignable without permission of the Lessor.
8. Either party may terminate this Lease upon providing thirty (30) days advance written notice to the addresses set forth hereinabove and providing the date of termination ("Termination Date"). If terminated, the Lessor shall prorate Rent to the Termination Date and return to Lessee any prepaid Rent allocable to any period after the Termination Date.

Executed in Shepherdsville, Kentucky by the undersigned authorized officers of Lessor and Lessee this the day and year first above written.

SHURBET INC.

BY:

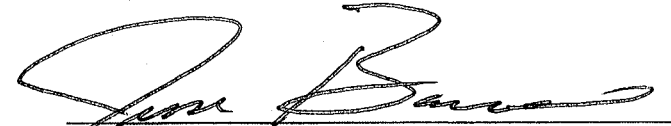

J.W. Hall, President

Subscribed, sworn to and acknowledge before me by J.W. Hall, President of Shurbet Inc., a Kentucky corporation, to be his true act and deed on behalf of said corporation, this 10 day of April, 2023.


NOTARY PUBLIC, STATE AT LARGE, KY

My Commission Expires: 3-25-26

BOARD OF EDUCATION OF BULLITT COUNTY, KENTUCKY
BY:



Jesse Bacon, Superintendent

STATE OF KENTUCKY
COUNTY OF BULLITT

Subscribed, sworn to and acknowledge before me by Jesse Bacon, Superintendent, on behalf
of Bullitt County Board of Education, this 15 day of April, 2024.



NOTARY PUBLIC, STATE AT LARGE, KY

My Commission Expires: 7-10-27

This instrument prepared by:
Dinsmore & Shohl LLP

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