

**GATEWAY COMMUNITY SERVICES ORGANIZATION, INC
CONTRACTUAL AGREEMENT**

This lease made and entered into on **September 1, 2024** by and between the Menifee Board of Education, hereinafter referred to as Lessor and Gateway Community Services Organization, Inc. whose mailing address is PO Box 367, West Liberty, KY. 41472 hereinafter referred to as Lessee.

That the Lessor hereby leases to the Lessee for the initial term beginning **September 1, 2024 and ending August 31, 2025**, the land currently occupied by a three classroom mobile unit at the former location of Menifee County Elementary School. The land occupied by the modular unit, the parking lot, and playground area is donated as Non-Federal Share, at a rate of \$600 montly.

The premises shall not underlet or the term in whole or in part assigned, transferred or set over by the act of the Lessee by process or operation of law in any other matter whatsoever, without prior written consent of the Lessor which consent shall not be unreasonably withheld and said Lessee will not permit the use of said premises by anyone other than the Lessee.

If the said premises at Frenchburg be destroyed by fire or other casualty, the Lessee shall have the right to terminate this lease at any time upon thirty (30) days notice in writing, time to be computed from date of mailing notice, provided however, that termination shall not be considered effective until the last day of the month which the thirty (30) day period ends. Payment of the lease is contingent upon continued funding from the Department of Health and Family Services, Administration for Children and Families.

Lessor covenants that there is no legal impediment to Lessor entering into a contract with Lessee, that the Lessor is lawfully entering into a contract with Lessee, that Lessor is lawfully sized of the estate herein demised and the Lessor shall keep Lessee in quiet and peaceful possession of the above described premised during the term hereof.

TO HAVE AND TO HOLD the said premises together with all appurtenances thereunto belonging unto the Lessee, its successors and assigns for term herein above set forth.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names as of this day and year first written above.

Menifee County Superintendent

Date

GCSO CEO

Date