

SHORT FORM LEASE

THIS SHORT FORM OF LEASE ("Lease") is made this ____ day of February 2025, by and between the Bourbon County Fiscal Court of 301 Main Street, Paris, Kentucky 40361 ("Lessor") and the Bourbon County Board of Education of 3343 Lexington Road, Paris 40361 ("Lessee").

WITNESSETH:

Lessor leases to Lessee a certain space known as a softball field located at (_____) in Paris, Kentucky, as recorded in Deed Book ____, Page ____, in the Bourbon County Clerk's Office in Paris, Kentucky, subject to such covenants and agreements as are set forth in this Lease between Lessor and Lessee.

The term of the lease shall begin on the ____ day of February 2025 and shall end at midnight on the ____ day of ____, 202__. Lessee will have priority to use the space and any scheduling conflicts will be resolved in favor of Lessee.

In lieu of consideration or rent for this Lease, the Lessee will bear the expense of the initial repairs to prepare the property for softball use in an amount not to exceed \$_____. Said initial repairs are listed in Exhibit A attached to and incorporated into this Lease.

The Lessee shall be responsible for any and all physical and property damage which may arise as a result of the Lessee's use of the Lessor's property and Lessee shall ensure that Lessee's insurance policy(ies) does/do provide coverage for Lessor for any and all physical and property damage for which Lessee is responsible.

Both parties agree and acknowledge that this Lease may be conditioned upon the prior approval of the Kentucky Department of Education.

IN WITNESS WHEREOF, this lease has been executed as of the day, month and year first above written by the undersigned who have received authority to execute this Lease from their respective governing bodies.

Bourbon County Fiscal Court - Lessor

/s/ _____
By: Its County Judge/Executive

Bourbon County Board of Education - Lessee

/s/ _____
By: Its Board Chair

EXHIBIT A

LIST OF INITIAL REPAIRS TO SOFTBALL FIELD

DRAFT