

SHORT FORM LEASE

THIS SHORT FORM OF LEASE ("Lease") is made this 14th 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 baseball field located at (Legion Park) 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 1st day of February 2026 and shall end at midnight on the 30th day of June, 2026. 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 15,000. 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 BASEBALL FIELD

Bourbon County Middle School – Bourbon County Park

Baseball

Assessment

- Infield skin area is native dirt which is high in Silt content. This creates issues like: very dusty when dry, mucky/slimy on top when wet, easily blows/migrates which creates low spots and lips.
- Very little conditioner/topdressing present which assists with proper moisture management.
- Grade shots confirm low and high spots present in several areas of the infield skin.
- Back arc has 1 – 3 inch lips all around the dirt to grass transition. This prevents proper water runoff.
- Back arc has approximately 6 feet of poor vegetation on top of where the arc used to be and was brought in to shrink the field size.
- Bases are a little off of the desired 60' apart. Home plate is not aligned.

Solution

- Remove lips from all edges. I recommend the removal of the 6 feet of poor vegetation as well. Choices are to go back to the old arc, which would be further than necessary, or lay a couple rows of new sod to keep the shorter distance and create a defined grass edge.
- Grade existing material to eliminate low and high spots.
- Install/incorporate 50 tons DuraEdge Classic Infield Mix evenly over the entire skin surface. This would be laser graded and compacted to achieve positive surface drainage.
- Topdress with 3 tons Fairball Conditioner
- Reset home plate and bases

Notes

- All spoils removed during arc cleanup to be left onsite at agreed upon area
- No future infield mix would be needed for this field for several years. A pallet of conditioner should be considered at least every other year.
- Maintenance education will be provided