

ARABIAN OASIS & WAYFARER CHRISTIAN CHURCH LEASE SUMMARY
FOR THE FORMER BROADWAY BRIDGE AND PASS BUILDINGS

1. **TENANT/USE:** The Arabian Oasis and the Wayfarer Christian Center are affiliated tenants. They use the western building (former Broadway Bridge) for a support, training and cultural center for the Arabic-speaking community in Tucson; the eastern building (former PASS) is used as a church.
2. **LEASE TERM:** The lease, which started started June 27, 2012 runs for four (4) Years and eleven (11) months with no renewal options. Either party may terminate the lease with 90 days notice.
3. **RENT:** \$3.00 per square foot, or \$17,568.00 per year for the first year (already past) with annual rental rate increases of \$1.00 per square foot up to \$5.00 per square foot.
4. **PREMISES:** The former Broadway Bridge, located at 2102 East Broadway Boulevard, consisting of approximately 3,500 square feet of buildings and the former PASS, located at 2120 East Broadway Boulevard, consisting of approximately 2,400 square feet of building.
5. **REPAIRS & MAINTENANCE:** Tenant accepted the Premises in "As Is" condition and is responsible for maintenance and repairs except that TUSD will maintain and repair the structural portions of the Property, repair and replace HVAC systems as needed beyond routine, preventative maintenance (Tenant's responsibility), and maintain plumbing mains and utility services to the building.