

EXHIBIT A

SKY ISLANDS HIGH SCHOOL LEASE SYNOPSIS  
FOR THE FORMER ROGERS ELEMENTARY SCHOOL

1. TENANT: Blue Adobe Project, dba Sky Islands a Charter High School
2. LEASE TERM: Eleven (11) Years.
3. RENT: First 9 months free  
Then 3 months at \$1.75 per sq ft for 24,000 sq ft  
Years 1-5: \$1.75-\$2.10 per sq ft for 24,000 sq ft  
Years 6-11: \$3.00 per sq ft for 42,000 sq ft (entire building)
4. PREMISES: Rogers Elementary School – 6000 E 14<sup>th</sup> Street consisting of 41,514 sq ft on 12.4 Acres.
5. REPAIRS & MAINTENANCE: Tenant and TUSD agree to share the costs and responsibilities of repairs to bring the premises to an acceptable condition as specified in Exhibit D. Tenant shall be responsible for all costs of moving into the building, cleaning and establishing tenants communication, security and fire systems. Tenant shall be responsible for maintenance and repairs effective on occupancy. Tenant will provide a maintenance contract to meet TUSD preventative maintenance standards.
6. WARRANTY: Tenant accepts the Premises in “As Is” condition. Landlord will warranty the HVAC systems for the first 7 months of the lease.
7. RIGHT OF FIRST OFFER: If at any time during the lease term, Landlord intends to offer the Premises for sale to third parties tenant shall have the First Right of Offer to purchase the premises at Appraisal.
8. JOINT USE AGREEMENT: Tenant shall assume the Joint Use Agreement between the City of Tucson Parks and Recreation, and Tucson Unified School District together with all the financial responsibilities.