

**LETTER OF INTENT**  
**THE AMAZING GRACE TABERNACLE**  
**LEASE OF THE FORMER BROADWAY BRIDGE AND PASS AT 2102 AND 2120 E**  
**BROADWAY**

PROVIDED BY REQUESTOR: Since December 7, 2013 The Amazing Grace Tabernacle has endeavored to reach out to the communities of Tucson any way possible.

We had our religious services at the C.E. Rose Elementary and have since out grown it. We offer such services as helping to rehabilitate and point and lead those who want help in the right direction, we provide food once a month to those who are at the service at the time, and above all spiritual guidance. We also walk neighborhoods and visit the flea markets frequently to hand out tracks and Bibles and pray for those who ask. We are a non denomination Christian organization looking to build on the fundamental principals of Christ.

We hope to obtain the Eastern building on the property of 2120 E. Broadway and then within six months obtain the western building on the property. In the future we would like to have life skill classes set up for anyone who would like to take them and they would be a free service. We would also like to do a clothing bank and set up youth activities for community once a month. These are the things that we hope to accomplish in the immediate future.

## **SUMMARY OF PROPOSED LEASE**

### **FORMER BROADWAY BRIDGE AND PASS AT 2102 AND 2120 E BROADWAY**

TENANT: The Amazing Grace Tabernacle

PREMISES: The former BRIDGE AND PASS, located at 2102 and 2120 East Broadway Boulevard, consisting of approximately 5,900 square feet of buildings

USE: Tenant shall use the Premises for religious services and community outreach services.

TERM OF LEASE: The Lease Term shall commence as of the Lease Term Commencement Date and shall continue thereafter for a period of: **four (4) years, eleven (11) months.**

RENEWAL OPTIONS: 1 year upon mutual agreement of both parties

DELIVERY DATE/TIMELINE: As defined in Lease agreement.

BASE RENT: \$3.00 per square foot, or \$17,700 per year for the first year with annual rental rate increases of \$1.00 per square foot up to \$5.00 per square foot or \$29,500 per year.

PREPAID RENT & SECURITY DEPOSIT: One month rent for lease area to be paid on execution of lease.

INSURANCE: Tenant shall carry full liability insurance for all operation and property of The Amazing Grace Tabernacle.

UTILITIES: Tenant shall pay for all water, gas, heat, light, power, sewer charges, telephone service and all other services and utilities supplied to the Premises, together with any taxes thereon.

REPAIRS FOR OCCUPANCY: TUSD to ensure that all electrical, gas and plumbing are fully operational before occupancy. TENANT to make repairs to the inoperable HVAC unit for Building 2102 before occupancy.

REPAIRS & MAINTENANCE AFTER OCCUPANCY:

Tenant to accept premises in As-Is condition. Tenant shall be responsible for routine maintenance and repairs effective on occupancy. TUSD will be responsible for non-routine repairs and replacement of the HVAC systems and plumbing mains and utility services to the building.

IMPROVEMENT TO THE PROPERTY:

Tenant shall not make or allow to be made any alterations, additions or improvements to or of the Premises or any part thereof without first obtaining the written consent of Landlord which shall not be unreasonably withheld. Tenant shall seek approval from TUSD for all alterations, even including tenant improvements such as paint and wall coverings.

INTERGOVERNMENTAL AGREEMENTS: N/A

ASSIGNMENT/SUBLETTING: Tenant shall not assign the Lease or sublet any portion of it.