

EXHIBIT B

INTERMOUNTAIN CENTERS LEASE SYNOPSIS FOR THE FORMER HOWENSTINE HIGH SCHOOL

1. **TENANT/USE:** Intermountain Centers for Human Development, a 501c3 non-profit corporation, will operate a private pre-K to twelfth grade school for students with special needs and all associated programs.
2. **LEASE TERM:** Three (3) Years with two one-year renewal options and the ability for either party to terminate with 180 days notice.
3. **RENT:** \$3.00 per square foot, or \$102,540.00 per year for the first three years at which point it will go to fair market value if such is more than that rent. The annual rental rate will be increased by 10% of the value of any furnishing, fixtures and equipment, selected by mutual agreement, to remain on the premises.
4. **PREMISES:** The former Howenstine High School, located at 55 South Tucson Boulevard, consisting of approximately 31,600 square feet of buildings and 2580 square feet of portables on 6.4 acres of land.

Additional premises, three double-wide portables, may be added to the lease at any time by mutual agreement. The rental rate for these will be at the same square-footage rate as the rest of the premises. TUSD will not use these portables, but may remove or demolish them at any time.
5. **REPAIRS & MAINTENANCE:** Tenant accepts the Premises in "As Is" condition except that TUSD agree to ensure the electrical, fire and HVAC systems are fully operational 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, per Exhibit B, to meet TUSD preventative maintenance standards.
6. **WARRANTY:** TUSD 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. EXPIRED TUSD-CITY IGA: Based on an IGA that expired in 2003, the City runs a summer program for disabled students in the premises. The lease, although it prohibits other sub-tenants, will allow the tenant to continue to support this program.