

PASCUA YAQUI TRIBE LEASE SYNOPSIS
FOR A PORTION OF THE FORMER RICHEY SCHOOL

The Pascua Yaqui Tribe has an interest in the using the former Richey School as a recreation and community center

1. LEASE TERM: Five (5) years with three five-year renewal options; either party may elect to not renew with 90-days notice and either party may terminate the second and subsequent terms with 180-days notice.
2. RENT: \$1 per year
3. PREPAID RENT AND SECURITY DEPOSIT: NA
4. DELIVERY DATE: August 1, 2014
5. UTILITIES: All utilities paid by tenant.
6. REPAIRS FOR OCCUPANCY: None
7. PREMISES: All of the former Richey School property and improvements.
8. REPAIRS & MAINTENANCE: Tenant accepts the Premises in “As Is” condition. Tenant will be responsible for all repairs and maintenance and for the security of the property.
9. IMPROVEMENTS TO THE PROPERTY: Tenant will be allowed to improve or renovate the property with approval from TUSD.
10. TUSD-CITY IGA: Tenant will be required to abide by the terms of the agreement.
11. ASSIGNMENT SUBLETTING: Tenant will be allowed to sublease subject to TUSD approval and City of Tucson Zoning compliance.