

HIGHER GROUND LEASE SYNOPSIS
FOR THE FORMER WAKEFIELD MIDDLE SCHOOL

1. TENANT/USE: Higher Ground a Resource Center, non-profit corporation, will operate a youth center for 350 to 400 TUSD students. This youth center will have an academic focus with math and reading tutoring for all grade levels to help increase grades and school attendance. The center will include recreational activities to build positive identity and leadership skills and it will provide additional programs and community education to the families of the TUSD students who participate at the center.
2. LEASE TERM: Three (3) Years and the ability for either party to terminate with 180 days notice.
3. RENT: \$1 per year with a \$3,000 security deposit prior to lease commencement.
4. PREMISES: Building A, except the locker rooms. After six (6) months, by mutual agreement of Landlord and Tenant, the Tenant's Premises may expand to include Building B. Tenant shall also have shared use of the parking, locker rooms, ramada storage and the playfields per a schedule to be determined with the other tenants and the City of Tucson.
5. REPAIRS & MAINTENANCE: TUSD to ensure that all AC and Heating units and all electrical and plumbing are fully operational before occupancy. Tenant to accept the Premises in "As Is" condition. Tenant shall be responsible for maintenance and repairs effective on occupancy. Tenant shall seek approval from TUSD for all alterations, even including tenant improvements such as paint and wall coverings.
6. UTILITIES: Tenant shall pay for all utilities that serve the Premises. In the event the service areas of utility meters do not allow Tenant to take over the utilities exclusively for the Premises, Tenant will pay a fair and appropriate portion of the utilities based on Tenant's occupied square footage.
7. SECURITY: Tenant to rekey the Premises and provide security to the extent that the Premises can be separated from the existing security system for the remainder of the site.
8. WARRANTY: None.
9. RIGHT OF FIRST OFFER: None.
10. TUSD-CITY IGA: Tenant will comply with the provisions of the IGA for their use of the fields.