

INTERMOUNTAIN CENTERS LEASE SUMMARY
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 no renewal options and with the ability for either party to terminate by giving 180 days notice.
3. RENT: \$3.00 per square foot, or \$91,596.00, for the first year; it will increase \$1.00 per year thereafter.
4. PREMISES: Portions of the former Menlo Park Elementary School, located at 1100 West Fresno Street, consisting of approximately 30,500 square feet of buildings including two portables.
5. MAINTENANCE: Tenant accepts the Premises in "As Is" condition. 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 maintenance standards.

Tenant shall be given credit for Capital Improvement Dollars spent on the facility to a maximum of \$100,000.00. This credit will be credited against 50% of the Base Rent until the maximum dollar amount spent has been credited.

TUSD shall maintain and repair the structural portions of the Property and the plumbing mains and utility services to the building.

6. SUBLETTING: Tenant may not sublet any portion of the premises.
7. TUSD-CITY IGA: Tenant will assume TUSD's responsibilities relative to the TUSD-City IGA.