

EXHIBIT A

INTERNATIONAL SCHOOL OF TUCSON LEASE SYNOPSIS
JEFFERSON PARK

1. TENANT: International School of Tucson
2. LEASE TERM: Ten (10) Years, 11 months; with the option to renew for two additional 5-year terms by mutual agreement.
3. RENT: First 11 Months Free
Year 1: \$61,000.00 per year
Year 2: \$83,000.00 per year
Year 3: \$100,000.00 per year
Year 4 thru 10: Annual increases equal to C.P.I. with maximum of 3% per annum
4. PREMISES: Jefferson Park – 1701 East Seneca consisting of 30,506 sq. ft. on 2.9 Acres.
5. REPAIRS & MAINTENANCE: Tenant shall be responsible for all costs of maintenance and repairs effective December 1, 2011 except for repairs provided by TUSD to bring the premises to an acceptable condition. Tenant will provide a maintenance contract to meet TUSD preventative maintenance standards.
6. WARRANTY: Tenant accepts the Premises in “As Is” condition. Landlord 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. JOINT USE AGREEMENT: Tenant shall assume the Joint Use Agreement between the City of Tucson Parks and Recreation, and Tucson Unified School District together with all the financial responsibilities
9. COVENANT NOT TO FORM A CHARTER SCHOOL: Tenant agrees that they will operate a pre-K through 8 private school; they are prohibited from forming a Charter School on Premises during the term of this lease.