

TUCSON JAZZ INSTITUTE LEASE SUMMARY
FOR A PORTION OF UTTERBACK MAGNET MIDDLE SCHOOL

Tucson Jazz Institute (TJI), a highly regarded private Jazz Music School with a main campus in Tucson, Arizona is seeking a lease agreement with TUSD to use a portion of the Utterback Magnet Middle School. TJI currently serves approximately 100 students in its program. TJI has provided private music instruction to students in the greater Tucson Area with over 70% of students coming from TUSD schools. Their students come from the 6th to 12th grade level. In addition to its regular music instruction services TJI will provide the following benefits to TUSD students:

- TJI will provide one weekly after school jazz workshop class at Utterback for its students and elementary feeder schools for free
- TJI will provide 50% reduction to all its weekend classes including all jazz ensembles, music technology classes, drum set classes, concert band ensembles and vocal ensembles
- All concerts will be free to Utterback students.
- TJI Faculty will work with UMS faculty to develop humanities education on jazz.
- TJI faculty will do free periodic in-school workshops with Utterback concert and jazz bands as well as specific instrument coaching as schedules permit

1. LEASE TERM: Initial 1 Year with four five-year renewal options by mutual consent; Tenant must indicate intention to renew with 90-day notice; either party may terminate with 180-day notice.
2. RENT: \$36,965 / Year. Yearly rent includes the cost of custodial services for Lease Area 'B'. Yearly Rent will be reduced by value of 'In Kind' services provided to TUSD Students and Staff. Estimate value of 'In Kind' services is \$26,000 per year.
3. PREPAID RENT AND SECURITY DEPOSIT: first month and last month rent as security deposit.
4. DELIVERY DATE: December 12, 2014
5. UTILITIES: Fair share of utilities paid by tenant.
6. REPAIRS FOR OCCUPANCY: As determined in walk through, only minor repairs required.
7. PREMISES: Refer to Exhibit A
 - a. Lease Area A: Multi Media Classroom Area:1254 SF Full time use
 - b. Lease Area B: Weekend use of Bandroom, Choir Room Orchestra Rooms approximately 6000 SF
 - c. Lease Area C: Occasional Concerts in Auditorium

8. REPAIRS & MAINTENANCE: Tenant will share costs for maintenance of TUSD owned musical instruments and equipment used by TJI staff and students. Tenant accepts the Premises in “As Is” condition except that TUSD agrees to ensure the electrical, fire and HVAC systems are fully operational. 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 except that TUSD will handle structural repairs and main service lines.
9. CUSTODIAL COSTS: TJI will incur custodial costs for the weekend use of Lease Area ‘B’ Estimate cost is \$9,360 per year. Custodial cost is included in annual minimum rent.
10. IMPROVEMENTS TO THE PROPERTY: Tenant will be allowed minor repairs to the property with approval from TUSD planning.
11. ASSIGNMENT SUBLETTING: Tenant will be not be allowed to sublease.

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