

LAPAN FOUNDATION LEASE SYNOPSIS
FOR THE FORMER WAKEFIELD MIDDLE SCHOOL

1. TENANT/USE: The Lapan Memorial Sunshine Foundation, 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 and the ability for either party to terminate with 90 days notice.
3. RENT: \$1 per year.
4. PREMISES: The building and site west of Buildings C and B (the two-story buildings) including the community garden and orchard; shared storage in the ramada and one storeroom in the basement of Building B; shared use of the fields with other tenants.
5. REPAIRS & MAINTENANCE: Tenant accepts the Premises in "As Is" condition. Tenant shall be responsible for maintenance and repairs effective on occupancy, except that TUSD will provide all structural repairs, replacement of the HVAC systems, if needed, and repairs to utility services to the premises.
6. WARRANTY: None.
7. RIGHT OF FIRST OFFER: None.
8. TUSD-CITY IGA: Tenant will comply with the provisions of the IGA for their use of the fields.