

**OLD PUEBLO ARCHAEOLOGY CENTER LEASE SYNOPSIS
AT THE FORMER AJO SERVICE CENTER**

1. TENANT: Old Pueblo Archaeology Center (OPAC)
2. LEASE TERM: From October 1, 2013 to June 30, 2018
Four (4) years and nine (9) months
Note: TUSD can terminate the lease with 60-days notice.
3. RENT: \$10,000 annually in educational programs for TUSD students and teachers
Three more archaeological assessments of TUSD sites
4. PREMISES: Former Ajo Service Center, 2201 West 44th Street
5. REPAIRS & MAINTENANCE: OPAC shall maintain the premises to which they have access. Old Pueblo will be responsible to repair any damage created by their occupancy and use of the site.
6. UTILITIES: OPAC will take over all utilities, except the phone line required for the TUSD fire safety and security system.

Pros	Cons
<p>For the past 5 years, OPAC has served 3,245 TUSD students with presentations in classrooms and the free Archaeology Awareness simulated dig.</p> <p>OPAC provided archaeological services for the Ajo Service Center and the McCorkle K-8 (\$3,500 value); three more are to be provided when requested by TUSD.</p> <p>OPAC will be responsible for all site improvements and will cover all utilities for the site and maintenance of the properties they use (two portables, ramada, restroom and lounge).</p> <p>Their continued presence will to help secure this remote site.</p>	<p>None (with the 60-day, notice-to-terminate provision, the lease is not an impediment to the future disposition of the property).</p>