

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as "Lease") made this 8<sup>th</sup> day of June, 2004 by and between the MONTGOMERY COUNTY BOARD OF EDUCATION, (hereinafter referred to as "Landlord") and MONTGOMERY COUNTY, MARYLAND, (hereinafter referred to as "County"). (The Landlord and the County together the "Parties")

WITNESSETH

WHEREAS, the Landlord is the owner of the fee simple title in the property known as the Woodlin Elementary School, 2103 Luzerne Avenue, Silver Spring, Maryland in Montgomery County, Maryland; and

WHEREAS, the Montgomery County Board of Education has determined that the property to be leased will not be needed for public school use during the term of this Lease; and

WHEREAS, the Montgomery County Board of Education authorized using the aforementioned property for the construction of a modular child care facility; and

WHEREAS, the Montgomery County Board of Education approves the licensing of a the Leased Premises to a day care provider to be selected by County for the sole purpose of operating a day care program; and

WHEREAS, it is the desire and intent of both Parties hereto that such a facility be maintained and operated in accordance with and subject to the terms and conditions as hereinafter set forth.

NOW THEREFORE, in consideration of the covenants hereinafter contained and for other good and valuable consideration as hereinafter provided, and the respective premises and mutual promises herein contained, the Parties hereto mutually agree as follows:

1. PREMISES: Landlord hereby demises and leases unto the County and the County hereby rents from Landlord for and upon the provisions hereinafter specified a portion of the land identified as 2103 Luzerne Avenue, Silver Spring, Maryland which is outlined in red on Exhibit

A attached and made a part hereof, which land is hereinafter referred to as the "Leased Premises."

2. TERM: Original Term - The term hereby created shall be five (5) years commencing on July 1, 2004, unless terminated for cause as herein provided before the expiration of such term.
3. RENEWAL OPTION: Subject to the limitations contained herein, County shall have the option to extend the term of this Lease for two additional five (5) year periods. Notice as to each extension of the original lease shall be provided by County to Landlord, in writing, not less than six (6) months before the end of the previous term. All of the terms, conditions and covenants in this Lease shall apply during the aforementioned extended term.
4. CONSIDERATION: In Consideration of services provided and for the rights and obligations provided for in this Lease by the Parties, it shall be the County's obligation to keep the Leased Premises in neat and habitable condition, to maintain them in a good state of repair, and to perform routine groundskeeping duties as set forth in Paragraph 7 below.
5. USE OF THE PREMISES: The Leased Premises shall be used as a site for a modular child care facility and program.
6. USE OF OUTDOOR PLAYGROUND AREAS: County shall have access to the outdoor playground areas adjacent to the premises when used by County in connection with its program and during its normal hours of operations.
7. SERVICES: The County will maintain at the County's sole cost and expense, the facility and the grounds related to such facility as make up the Leased Premises, in a clean, safe, and sanitary condition.

8. COUNTY'S IMPROVEMENTS: County shall be permitted to perform remodeling and improvements to the Leased Premises when requested by the Licensee and approved by Montgomery County's Department of Health and Human Services. Before performing any minor remodeling and improvements, County will obtain formal approval from the school principal and perform such work in a manner that will not cause any disturbance to the instructional program at the school. Improvements are limited to installation of shelving, minor changes in office arrangements, addition of electrical outlets, office repainting, carpet repairs and other non-structural changes. Work performed shall be in accordance with current construction and life safety codes. No structural, electrical or mechanical systems shall be altered without the concurrence of Landlord, which concurrence shall not be unreasonably conditioned, delayed or withheld.

9. COUNTY'S PUBLIC LIABILITY INSURANCE:

(A) The County shall obtain and maintain, during the full term of this Agreement and any extension thereof, a policy of public liability insurance with bodily injury limits of TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS for injury (or death) to one person, FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS per occurrence, and property damage insurance with a limit of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS. The County reserves the right to self-insure.

(B) The County agrees that it will not keep in or upon the Leased Premises any article, which may be prohibited by the standard form of fire or hazard insurance policy. In the event The County's articles causes any increase in the insurance premiums for the Leased Premises or any part thereof, the County shall pay the additional premiums as they become due. The County has the right to review the Landlord's policy(ies) premium and rates.

(C) The County agrees to hold harmless and hereby indemnifies Landlord from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence, or occasioned wholly or in part by any act or omission of the County or its employees at or upon the Leased Premises, or the occupancy or use by the County, of the Leased Premises or any part

thereof, or the County's use of the exterior areas designated by Landlord for the comfort and convenience of the County. This indemnification is subject to the notice and damages limitations stated in the Local Government Tort Claims Act in the Maryland Annotated Code as amended from time to time. This indemnification shall not be considered to be a waiver of governmental immunity and is not intended to create any rights or causes of action in third parties. The County shall not, however, be liable for damage or injury occasioned by the acts or omissions of Landlord or its agents, or Landlord's failure to comply with its obligations hereunder.

(D) Landlord agrees to hold harmless and hereby indemnifies the County, from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence upon or at the Leased Premises, or the occupancy or use by Landlord of the Leased Premises or any part thereof, or the Landlord's use of the exterior areas provided for the County for the comfort and convenience of the Landlord, or occasioned wholly or in part by any act or omission of Landlord, its agents, contractors, or employees, excepting claims arising out of the acts or omissions of the County, the County's agents, and employees.

(E) All the furnishings, fixtures, equipment, effects and property of every kind, nature and description belonging to the County or to any person claiming by, through or under the County which, during the continuance of this Lease or any occupancy of the Leased Premises by the County or anyone claiming under the County, shall be at the sole risk of the County, and if the whole or any part thereof shall be destroyed or damaged by fire, water or otherwise, or by the leakage or bursting of water pipes, steam pipes, or other pipes, by theft, or from any other cause, no part of said loss or damage is to be charged to or to be borne by Landlord unless due to the intentional acts or negligence of Landlord or Landlord's failure to comply with its obligations hereunder.

(F) The County shall deliver to Landlord a certificate of insurance evidencing the coverage hereinabove described within thirty (30) days from execution of this Agreement. The County reserves the right to self-insure. The County and Landlord hereby waive any right of subrogation against the other to the extent that the liability arises from a cause covered by

insurance and only to the extent of the insurance proceeds recovered, and provided that the Parties' insurance policies permit such a waiver.

10. DESTRUCTION OF PREMISES: In the event of damage or destruction of the Leased Premises by fire or any other casualty, this Lease shall not be terminated, but the Leased Premises shall be promptly and fully repaired and restored as the case may be by the County at the County's sole discretion.

11. CONDUCT AND SAFETY OF FACILITY: County or its Licensee shall conduct all of its operations hereunder in a workmanlike, efficient, safe and careful manner; shall observe such safety precautions and rules in its operations as the Landlord from time to time may reasonably require; shall maintain an adequate number of employees to supervise and regulate the use of the facility and shall maintain the facility at all times in safe and good operating condition and repair.

12. LANDLORD'S RIGHT OF INSPECTION: The Landlord shall be entitled to visit and inspect the Leased Premises during reasonable hours and after reasonable notice but shall be under no obligation to make any visits of inspections.

13. SIGNS: County shall not place upon or remove from the Leased Premises any placard, sign, lettering or awning except such, and in such place and manner as shall have been first approved in writing by Landlord. Landlord's approval shall not be unreasonably withheld, conditioned or delayed.

14. QUIET POSSESSION: Landlord covenants and warrants that it will deliver to the County exclusive possession of the Leased Premises with appurtenances in conformity with the law, upon execution and delivery of this Lease for the purposes herein set forth.

15. EMINENT DOMAIN: Should the Leased Premises be taken by a public or quasi-public authority under any power of eminent domain or condemnation, this Lease shall terminate and the Landlord and the County shall be entitled to such award by the condemning authority as shall be proportionate to their interest in the premises.

16. DEFAULT: The Landlord or County shall be deemed to be in default of this Lease when such party shall wrongfully fail to perform any of the provisions, covenants, conditions, or agreements of this Lease which are to be performed by such party after sixty (60) days written notice stating in detail wherein either party has failed to so perform. The defaulting party shall be liable for any and all loss or damage resulting to the other party from any such default.

17. WAIVER: No waiver by the Landlord or County of any breach of any covenant, condition, or agreement herein contained shall operate as a waiver of the covenant, condition, or agreement itself or of any subsequent breach thereof.

18. RIGHTS OF LANDLORD: In the event the Landlord or County shall default under any one or more of the events of default as described in Paragraph 18 hereof, Landlord and County may, upon giving not less than thirty (30) days' written notice one to the other, after the respective period for compliance as previously described had expired, terminate this Lease and thereupon, or at any time thereafter, Landlord may re-enter the Leased Premises and have the possession of the same.

19. ASSIGNMENT AND SUB-LEASE: County shall not assign this Lease or sublet the Leased Premises without the prior written consent of Landlord, provided that such consent will not be unreasonably withheld, conditioned or delayed. The above notwithstanding, Landlord hereby approves the subleasing or licensing of the Leased Premises to a day care provider to be selected by County for the sole purpose of operating a day care program.

20. SURRENDER OF POSSESSION: County covenants, at the expiration or other termination of this Lease, to remove all goods and effects from the premises not the property of the Landlord, including the modular building, and to yield up to the Landlord the premises in good repair, order and condition in all respects, reasonable wear and use thereof and damage by fire or other casualty and damage from any risk with respect to which County is not herein expressly made liable excepted.

21. HOLDOVER: In the event that the County shall continue to occupy said Leased Premises or any part thereof after the conclusion of the term of this lease, or any extension thereof, the tenancy thus created shall be deemed to be upon a month-to-month basis and may be terminated by either party giving the other not less than thirty (30) days' written notice, to expire on the day of the month from which the tenancy commenced. During any month-to-month tenancy, both Parties shall continue to observe all agreements and covenants contained in this Lease.

22. NON-APPROPRIATION: This Lease shall terminate automatically on July 1 of any year for which the Montgomery County Council does not make an appropriation of funds to pay the rent herein stated. County shall give Landlord at least thirty (30) days written notice of the lack of appropriation. The County shall not make or be entitled to any claim for reimbursement of any kind, whether for improvements or prepaid items.

23. INTEGRATED AGREEMENT: This Lease contains all of the agreements and conditions made between the Parties and may not be modified orally or in any other manner other than by an agreement in writing signed by all the Parties or their respective successors in interest.

24. BENEFIT AND BURDEN: All of the covenants, provisions, terms, agreements, and conditions of this Lease shall inure to the benefit of and be binding upon the Landlord or its successors or assigns and upon County, its successors or assigns.

25. MAILING NOTICES: All notices required or desired to be given hereunder by either party shall be given in writing and shall be addressed as follows:

COUNTY:  
Montgomery County, Maryland  
Department of Public Works  
and Transportation  
Office of Real Estate  
101 Monroe Street, 10<sup>th</sup> Floor  
Rockville, Maryland 20850

LANDLORD:  
Montgomery County Board of Education  
850 Hungerford Drive  
Rockville, Maryland 20850

With copy that does not constitute a notice:

Office of the County Attorney for Montgomery County, Maryland  
101 Monroe Street, 3<sup>rd</sup> Floor  
Rockville, Maryland 20850

26. STATUTORY PROVISIONS: It is understood, agreed and covenanted by and between the Parties that the Landlord and County, as their interests may appear and at their respective expense, will promptly comply with, observe and perform all of the requirements of all applicable Federal, State, County and Local statutes, ordinances, rules, orders and regulations in effect during the Lease Term.

27. NON-DISCRIMINATION: Landlord agrees to comply with the non-discrimination in employment policies in County contracts as required by Section 11B-33 and Section 27-19 of the Montgomery County Code 1994, as amended, as well as all other applicable state and federal laws and regulations regarding employment discrimination. The Landlord assures the County that in accordance with applicable law; it does not, and agrees that it will not discriminate in any manner on the basis of race, color, religious creed, sex, martial status, national origin, ancestry, disability, sexual orientation or genetic status.

28. CONTRACT SOLICITATION: Landlord represents that it has not retained anyone to solicit or secure this Lease from Montgomery County, Maryland, upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except for bona fide employees or bona fide established, licensed commercial selling or leasing agencies maintained by the Landlord for the purpose of securing business or an attorney rendering professional legal service consistent with applicable canons of ethics.

29. PUBLIC EMPLOYMENT: Landlord understands that unless authorized under Chapter 19A and Section 11B-52 of the Montgomery County Code 1994, as amended, it is unlawful for any person transacting business with Montgomery County, Maryland, to employ a public



employee for employment contemporaneous with his or her public employment.

30. GENERAL PROVISIONS:

(A) Entire Agreement: It is further understood and agreed that this instrument contains the entire agreement between the Parties hereto and shall not be modified in any manner except by an instrument in writing duly executed by the Parties hereto.

(B) Rights and Remedies: In addition to any and all rights and remedies specifically mentioned in this Lease, Landlord and County shall have all rights and remedies granted by Law or in equity. Resort to one remedy shall not be construed as a waiver of any other remedy. Failure by Landlord or County to resort to any or all of their respective rights or remedies shall not be considered to be a waiver of such rights or remedies, nor to be acquiescence of any party in any action or default.

(C) Governing Law: The provision of this Lease shall be governed by the laws of the State of Maryland. If any term of this Lease or any application thereof shall be invalid or unenforceable, the remainder of this Lease and any other application of such term shall not be affected thereby.

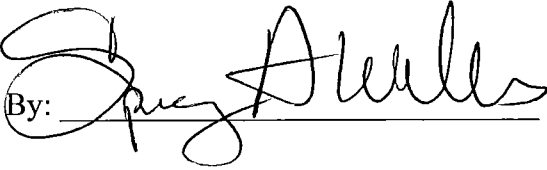
SIGNATURE PAGE TO FOLLOW

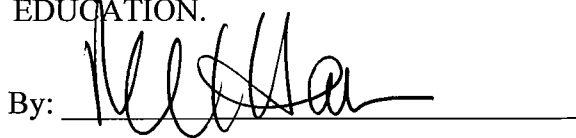
IN WITNESS WHEREOF, the Parties hereto have caused this Lease to be properly executed.

WITNESS:

LANDLORD:

MONTGOMERY COUNTY BOARD OF EDUCATION.

By: 

By: 

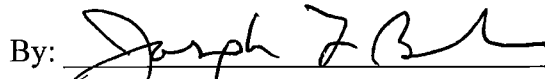
Date: 5/20/04

WITNESS:

TENANT:

MONTGOMERY COUNTY, MARYLAND

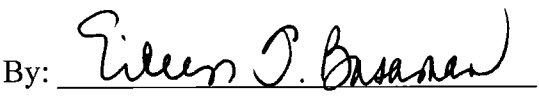
By: Rebecca S Domaruk

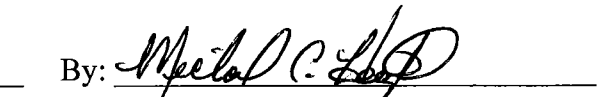
By:   
Joseph E. Beach, Assistant  
Chief Administrative Officer

Date: 6/8/04

APPROVED AS TO FORM & LEGALITY  
OFFICE OF THE COUNTY ATTORNEY

RECOMMENDED:

By: 

By:   
Cynthia L. Brenneman, Director  
Office of Real Estate

Date: 4/23/2004

Date: 4/20/04

2 MULCH AREA (100' X 55')  
ROUNDED BY A WOOD CURB

8' X 10' SHED ON SKIDS

EXISTING STORM M.H. 328.75  
E TOP OF MH TO 330.50  
EX. STORM M.H. 322.32

LANDSCAPING  
THIS AREA SEE  
ARCHITECTURAL  
DRAWINGS

STREET

WARREN

LUZERNE AVENUE

PROPOSED  
DAY CARE  
CENTER  
63'-6" X 114'-0"

FF. 333

TOP = 327.50  
INV IN = 318.17  
INV OUT = 318.07  
EX INV IN = 318.17  
EX INV OUT = 318.07

CONCRETE PAD SEE  
ARCHITECTURAL DWGS.  
CLOSURE &  
LANDSCAPING

Exhibit A

