

**RENTAL AGREEMENT FOR  
5581 PLATEAU ROAD**

THIS AGREEMENT made and entered into on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between, JERRY GARRISON, THRESEA GARRISON, PATRICK GARRISON, AND BOBBIE JO HERMAN (“Lessor”); and CITY OF CROSSVILLE, (“Lessee”).

WITNESSETH: That the Lessor leases and rents to the Lessee the following described premises:

That portion of the building being presently occupied by Catoosa Utility Department consisting of a space of approximately 2,400 sq. ft.

This lease is subject to the following conditions, each of which Lessee and Lessor covenant and agree to keep and observe:

1. The term of this lease shall be on a month-to-month basis beginning on the \_\_\_ day of \_\_\_\_\_, 2025 from the date hereof.
  - a. A written notice of termination of this agreement may be given by either party at least sixty (60) days prior to the termination of this agreement.
2. The rental price of said property is to be Eighteen Hundred Fifty Dollars (\$1,850.00) per month.
3. The payment for each month is due and payable on the 10<sup>th</sup> day of each month during the term of this lease
4. If Lessee neglects to make any payments of rent when due or shall breach any of the terms of this agreement, Lessor will contact Lessee and will provide 30 days’ notice to cure the default. A default shall not constitute forfeiture of this agreement.
5. Lessee agrees to pay for all services, such as telephone, gas and electricity in conjunction with said lease to premises. The City shall maintain, at a minimum, adequate public liability insurance with monetary limits of not less than the State’s liability under the Claims Commission statute, T.C.A. Section 9-8-307, as it may be from time to time amended and/or construed by the Claims Commission and the courts.
6. Lessee hereby agrees not to sub-lease said premises without the prior written consent of Lessor.

7. Lessor agrees that any holding over by Lessee after the expiration of this or any subsequent lease shall not constitute an automatic renewal of this or any subsequent lease. However, Lessee will be responsible for the payment of rent during the period of any such holding over.

8. Lessee hereby agrees to maintain the said building and to keep all equipment in good working condition, normal wear and tear excepted.

9. Lessee accepts said premises in its present condition and agrees to keep the premises in a good and clean condition; to obey all laws, ordinances and lawful regulations affecting said premises.

10. Lessor agrees to subtract from the rent any major improvements of said premises subject to prior approval by Lessor.

11. Lessor shall be responsible for the care of the structural maintenance of said property, and Lessee shall be responsible for all else.

12. Should the premises described by this lease be destroyed for any reason, then and in that event this lease shall be declared null, and void and all conditions and covenants of this lease shall cease as to all parties.

IN TESTIMONY WHEREOF, said parties have executed this contract on the day and date first above written.

LESSOR:

LESSEE:

\_\_\_\_\_  
JERRY GARRISON

CITY OF CROSSVILLE

BY: \_\_\_\_\_

\_\_\_\_\_  
THRESEA GARRISON

ITS: \_\_\_\_\_

\_\_\_\_\_  
PATRICK GARRISON

\_\_\_\_\_  
BOBBIE JO HERMAN

**ACKNOWLEDGEMENT**

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared JERRY GARRISON, THRESEA GARRISON, PATRICK GARRISON, and BOBBIE JO HERMAN with whom I am personally acquainted and who acknowledges the execution of the foregoing instrument for the purpose therein contained and expressed.

Witness my hand and official seal of office on this the \_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared \_\_\_\_\_ with whom I am personally acquainted and who upon oath, acknowledged themselves to be the \_\_\_\_\_, of the CITY OF CROSSVILLE, and that they as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the entity by themselves \_\_\_\_\_.

Witness my hand and official seal of office on this the \_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_