

LEASE AGREEMENT

This Lease Agreement (“Lease”) is made and entered into on this ___ day of _____, 20___, by and between:

City of Crossville, a municipal corporation located in Cumberland County, Tennessee, hereinafter referred to as the “**Lessor**”, and **Young Marines**, a youth organization, hereinafter referred to as the “**Lessee.**” Collectively, the Lessor and Lessee may be referred to as the “Parties.”

1. PREMISES

The Lessor hereby leases to the Lessee the property known as the former Boy Scout Building located at Meadow Park Lake, Crossville, Tennessee, including the structure and immediately surrounding grounds necessary for its reasonable use (“the Premises”).

2. TERM OF LEASE

This Lease shall commence on the ___ day of _____, 20___, and shall continue for a period of two (2) years, unless terminated earlier as provided herein.

At the expiration of the initial term, the Lessee shall have the option to renew this Lease for an additional term of two (2) years, upon written notice to the Lessor no less than 60 days prior to the end of the current term. Renewal shall require approval of the City of Crossville.

3. RENT

Lessee shall pay to Lessor rent in the amount of **One Dollar (\$1.00) per year**, payable on or before the anniversary date of this Lease each year.

4. USE OF PREMISES

a. The Premises shall be used by the Lessee for organizational meetings, activities, trainings, storage of program materials, and other official functions of the Young Marines.

b. Crossville Police Department Use:

The Lessor shall retain the right to use the building for law enforcement training, meetings, or related purposes as needed. The Lessor shall make reasonable efforts to coordinate training schedules with the Lessee to avoid conflicts. The Lessee shall not impede or restrict the Crossville Police Department’s access to the Premises for these purposes.

c. Lessee shall not use the Premises for any unlawful purpose or for any purpose unrelated to the mission of the Young Marines without prior written approval from the Lessor.

5. MAINTENANCE AND REPAIRS

- a. The Premise shall be deemed “As Is”. No major structural, electrical, plumbing, or other capital repairs will be completed on the Premises by the Lessor.
- b. Routine Maintenance: Lessee shall be responsible for routine interior upkeep, cleaning, mowing, and general care of the Premises.
- c. Lessee shall promptly notify the Lessor of any change in condition of the Premises.

6. UTILITIES

Unless otherwise agreed in writing, Lessee shall be responsible for the payment of all utilities used on the Premises, including but not limited to electricity, water, and internet service (if desired). The Lessor shall continue payment of utilities only if mutually agreed.

7. ALTERATIONS

Lessee shall not make structural changes or major alterations to the Premises without prior written approval from the Lessor. Minor, non-structural improvements (such as painting, shelving, etc.) may be completed without notice to the Lessor.

8. INSURANCE AND LIABILITY

- a. Lessee shall maintain general liability insurance naming the City of Crossville as an additional insured, in an amount acceptable to the Lessor. Proof of coverage shall be provided annually.
- b. Lessee agrees to hold harmless and indemnify the City of Crossville, its officers, employees, and agents for injuries, damages, or claims arising from the Lessee’s use of the Premises, except where caused by the negligence of the Lessor.

9. TERMINATION

Either party may terminate this Lease with 60 days’ written notice.

Lessor may terminate immediately if:

- The Premises is used for unlawful purposes,
- Lessee abandons the property,
- Lessee fails to comply with terms of this Lease and does not correct such failure within 30 days of written notice.
- Building becomes in such disrepair it is uninhabitable.

Upon termination, Lessee shall remove all personal property and return the Premises to the condition in which it was received, reasonable wear and tear excepted.

10. ACCESS

Lessor and its agents may enter the Premises at reasonable times for inspection, maintenance, or emergency purposes, with notice to the Lessee when practical.

11. ASSIGNMENT

Lessee shall not assign or sublet the Premises without prior written approval from the Lessor.

12. GOVERNING LAW

This Lease shall be governed by and interpreted in accordance with the laws of the State of Tennessee and local ordinances.

13. ENTIRE AGREEMENT

This document constitutes the entire agreement between the Parties and supersedes any prior oral or written understandings.

IN WITNESS WHEREOF, the Parties have executed this Lease Agreement on the date first written above.

CITY OF CROSSVILLE (Lessor)

By: _____

Name: _____

Title: _____

Date: _____

YOUNG MARINES (Lessee)

By: _____

Name: _____

Title: _____

Date: _____