AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Sub-lease Agreement; Crested Butte Snowsports Foun

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Crested Butte Snowsports Foundation and Juvenile Services

Term Begins: April 1, 2015 **Term Ends:** 5/31/2016 **Grant Contract #:**

Summary:

This is a sublease agreement for the shared office space in CB. 1 year lease

Fiscal Impact: Rent = $190/month

Submitted by: Meghan Dougherty **Submitter's Email Address:** mdougherty@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
Cost covered in 2015 adopted budget

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 7/8/2015

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 7/6/15

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 7/6/2015 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 7/10/2015

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted:

Agenda Date: 7/21/2015

Revised April 2015

Sub-Lease Agreement

CRESTED BUTTE
SNOWSPORTS FOUNDATION

Gunnison County Colorado
Family Advocacy Support Team (FAST)
200 E. Virginia Avenue
Gunnison, CO 81230

By and between the Crested Butte Snowsports Foundation, referred to as "CBSF" or "Lessor", and Gunnison County Juvenile Services, 200 E. Virginia, Gunnison, CO 81230, referred to as "Sub-Lessee"

CBSF, located at 214 6th St., #8, Crested Butte, CO 81224, mailing address P.O. Box 56 (the "property"), agrees to allow Sub-Lessee to share the CBSF offices on the following terms and conditions:

1. **Term:** On an annual basis beginning April 1, 2015.

2. **Rent:** $190/month, payable in advance, on the 1st of each month to the mailing address listed above. We will invoice you monthly.

3. **Termination:** With 30-day advance notice in writing by either party at addresses listed above.

4. **Utilities:** Utilities and Wireless Internet included.

5. **Property Condition:** As is. Sub-Lessee is responsible for any damage to property by Sub-Lessee or Guests that exceeds reasonable wear and tear.

6. **Landlord Approval:** This sublease is not binding upon either party unless approved by the landlord, Doug Gorman.

7. **Common Area:** The Common Area will consist of the large room at the entrance to the unit. Lessor and Sub-Lessees will each have one (1) exclusive desk space and one filing/storage cabinet in the common area, as determined by the Lessor. Desk will be provided by Lessor.

   It is understood that Lessor and Sub-Lessee engage in activities that are protected by confidentiality agreements, and all parties agree to respect these parameters as much as possible in a shared office space.

8. **Meeting Room:** The Meeting Room will be set up for private meetings for up to 12 people. Sub-Lessees can reserve this space for private meetings or for use during pre-arranged office hours. It is the responsibility of the meeting host to clean up the room and return it to its original state after each meeting.

9. **Signage:** There is limited signage available on the property. CBSF will post signage in its name, and, if desired, Sub-Lessee can post a sign on the front door of the office.

10. **Building Rules and Covenants:** It is the Sub-Lessee's responsibility to abide by all Rules and Covenants submitted by the Ore Bucket Owners Association at all times.

By,

_____	_____
Representative Gunnison County Colorado	Date
Kate King	July 1, 2015
_____	_____
Kate King, Executive Director Crested Butte Snowsports Foundation	Date