AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lease Agreement; Mountain Roots; Starting January

Action Requested: County Manager Signature

Parties to the Agreement: Mountain Roots

Term Begins: **Term Ends:** 12/31/2017 **Grant Contract #:**

Summary:

changes form a yearly lease to month to month

Fiscal Impact:

Submitted by: John Cattles **Submitter's Email Address:** jcattles@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 5/3/2017

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

Comments:
ok - gs

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 5/10/2017 Certificate of Insurance Required Yes (●) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 5/11/2017

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 5/16/2017

Revised April 2015

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into on this ___ day of _____, 2017, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, a political subdivision of the State of Colorado, whose address is 200 E. Virginia, Gunnison, Colorado 81230 (hereinafter "Lessor") and the MOUNTAIN ROOTS, whose address is P.O. BOX 323, GUNNISON,CO 81230
WHEREAS, Lessor owns the real property known as the Gunnison County Housing Authority Offices located at 202 E. Georgia, Gunnison, CO 81230 (hereinafter the "Blue House"); and

WHEREAS, Lessor has determined that it would be in the best interest of the public if a portion of the Blue House, consisting of approximately 540 sq. feet (the "Leased Space"), were leased to MOUNTAIN ROOTS for office space; and

WHEREAS, MOUNTAIN ROOTS desires to lease from Lessor the Leased Space, and Lessor desires to lease to the MOUNTAIN ROOTS the Leased Space; and

NOW, THEREFORE, for and in consideration of the mutual covenants, terms and conditions herein contained, Lessor and MOUNTAIN ROOTS do hereby agree as follows:

1. <u>GRANT OF LEASE.</u>

Lessor hereby leases to the MOUNTAIN ROOTS the Leased Space as an office space and to occupy and use the same only as set forth in this Lease Agreement.

2. <u>TERM OF LEASE.</u>

The term of this Lease Agreement shall commence on January 1, 2017 and will continue as a month to month tenancy. To terminate the tenancy, the Landlord or MOUNTAIN ROOTS must give the other party a written 30 day notice of Lease non-renewal. MOUNTAIN ROOTS may only terminate the Lease on the last day of any month and the Lessor must receive a written notification of Lease non-renewal at least 30 days prior to the last day of that month. If MOUNTAIN ROOTS plans to leave after the first of any month, they are responsible for the entire month's rent.

3. <u>LEASE IS NONEXCLUSIVE.</u>

Lessor expressly reserves the right to enter and use the Blue House, and construct improvements on it, for any and all purposes that will not substantially interfere with MOUNTAIN ROOTS' use.

4. <u>CONSIDERATION.</u>

In full and complete consideration of the rights granted herein, MOUNTAIN ROOTS shall pay Lessor Two Hundred Seventy Nine Dollars and Eighty Four Cents ($279.84) per

month. Said payment shall be payable to the "Gunnison County Finance" and forwarded by US mail to 200 East Virginia, Gunnison, CO 81230. Payments shall be made in a timely manner and received no later than the 15th of every month.

5. UTILITIES.

Lessor shall provide for utilities for heating, water and electric for the Leased Space in the Blue House. MOUNTAIN ROOTS shall be responsible for telephone, internet and any and all other costs not identified herein that may be associated with MOUNTAIN ROOTS' use of the Leased Space.

6. USE OF PROPERTY.

MOUNTAIN ROOTS shall use the Leased Space exclusively and only for an office space. MOUNTAIN ROOTS agrees to conduct its uses of the Leased Space in an orderly and good workmanlike manner. MOUNTAIN ROOTS, its agents, and employees, will not discriminate against any person or class of person by reason of race, age, religion, gender, creed, sexual preference or national origin in providing any use of the Leased Space. There shall be no alcohol allowed in the Blue House or Leased Space.

7. FURTHER ORDERS, RULES AND REGULATIONS.

Lessor and MOUNTAIN ROOTS agree that, during the term of this Lease Agreement, in addition to or notwithstanding any terms of this Lease Agreement, Lessor may adopt and enforce such orders, rules or regulations as in the discretion of the Lessor which is reasonably necessary for the administration, protection or maintenance of the Blue House and Leased Space.

8. OPERATIONS.

MOUNTAIN ROOTS agrees to secure all necessary licenses, permits and other approval required by Gunnison County, the State of Colorado, or the United States of America that may be necessary or associated with MOUNTAIN ROOTS' business and use of the Leased Space.

9. MAINTENANCE, REPAIRS AND IMPROVEMENTS.

During the term of this Lease Agreement, Lessor, at Lessor's discretion, shall provide for the maintenance, repairs and necessary improvements to the Blue House and Leased Space.

MOUNTAIN ROOTS shall not modify, alter or reconstruct the Blue House or Leased Space without the prior written consent of Lessor.

All equipment placed by MOUNTAIN ROOTS at its expense in, on or about the Leased Space, including all fixtures temporarily affixed to the Leased Space but which may be

removed without damage thereto, shall remain the items of MOUNTAIN ROOTS and MOUNTAIN ROOTS shall have the right at any time during the term hereof or at its termination, to remove all such equipment.

10. TAXES.

Lessor shall keep the Blue House and Leased Space free and clear of all levies, liens, and encumbrances and shall pay all license fees, registration fees, assessments, charges, and taxes (municipal, county, state and federal) which may now or hereafter be imposed.

11. DAMAGE TO OR DESTRUCTION OF PROPERTY.

During the term of this Lease Agreement notwithstanding anything herein to the contrary, in the event the Blue House or any portion of it or any improvements to it are damaged or destroyed, partially or wholly, by fire or otherwise, Lessor shall be under no obligation whatsoever to repair, replace or rebuild the same or to provide substitute Leased Space or improvements.

12. STRATEGIC RESULT.

Execution of this Agreement will assist the County with its Protect the Environment strategy, as outlined in the Gunnison County Strategic Plan.

13. LIABILITY

ORE agrees to obtain and keep in force, throughout the term of this Lease Agreement, comprehensive general public liability insurance, including personal injury protection:

a. For any injury to one person in any single occurrence, Three Hundred Fifty Thousand and No/100 U.S. Dollars ($350,000.00); and

b. For an injury to two or more persons in any single occurrence, the sum of Nine Hundred Ninety Thousand and No/100 U.S. Dollars ($990,000.00).

Additionally, MOUNTAIN ROOTS agrees to obtain and keep in force, throughout the term of this Lease Agreement, personal property insurance coverage on any and all of MOUNTAIN ROOTS personal property in the Blue House or Leased Space (i.e. Furniture, fixtures, computer equipment, etc.).

MOUNTAIN ROOTS shall provide Lessor with copies of appropriate insurance policies, as described above, within thirty (30) days after the execution of this Lease Agreement, listing Gunnison County as an additional insured. The insurance coverage required pursuant to this paragraph 12 shall remain in force during the term of this Lease Agreement and no cancellation or reduction may be made without thirty (30) days prior, written notice to Lessor. MOUNTAIN ROOTS shall not allow the placement of any lien or other claim against the Blue House by reason of any improvements placed upon the Blue House, and shall

indemnify, hold harmless and defend Lessor against any claim upon the premises, the Blue House, Leased Space or whatsoever.

Lessor shall maintain in effect fire, casualty and extended coverage from the Colorado Counties Casualty and Property Pool (CAPP) on the structures and improvements of the Blue House during the term of this Lease Agreement. MOUNTAIN ROOTS agrees to pay the deductible for each claim for which ORE is responsible.

Nothing in this Lease Agreement, including but not limited to the required insurance or the existence of the insurance required hereunder, is or shall be construed to be a waiver, in whole or in part, by the Lessor of any defense or claim of governmental immunity, or a waiver of any other provision of law relating to the liability of governmental units or the limits thereof, provided by the Colorado Governmental Immunity Act or otherwise.

14. INDEMNIFICATION.

During the term of this Lease Agreement, MOUNTAIN ROOTS shall indemnify, hold harmless and defend Lessor, its Board of County Commissioners, its officers, agents and employees, against any claim for injury or damage caused by any act or omission of MOUNTAIN ROOTS or any other person arising from the use of the Leased Space.

15. WARRANTIES.

Lessor makes no warranties, either express or implied, as to any matter whatsoever, including but not limited to, the condition of the Blue House.

16. OWNERSHIP.

The Blue House is, and shall at all times be and remain, the sole and exclusive property of Lessor, and MOUNTAIN ROOTS shall have no right, title, or interest therein or thereto.

17. DEFAULT

MOUNTAIN ROOTS shall be considered to be in default of this Lease Agreement upon failing to keep, perform and observe each and every other covenant, term or condition set forth in this Lease Agreement which failure continues for a period of more than 30 days after written notice from the Lessor of such breach or default.

No waiver of default by either party of any of the terms or conditions herein to be performed, kept and observed by the other party shall be construed as, or operate as, a waiver of any subsequent default of any of the terms or conditions herein contained to be performed, kept and observed by the other party.

18. TERMINATION.

This Lease Agreement shall be terminated if:

A. MOUNTAIN ROOTS is determined to be in default as set forth in paragraph 17 above; or

B. Lessor determines that the Leased Space is not being used for the purposes as set forth in this Lease Agreement or an alternative use of said Leased Space would be more beneficial to the best interest of the public; or

C. By the terms as set forth in paragraph 2 above.

If this Lease Agreement is terminated, it is agreed that Lessor may retake possession of the premises upon thirty (30) days written notice to MOUNTAIN ROOTS and that MOUNTAIN ROOTS shall surrender and return the Leased Space to Lessor in good condition, normal wear and tear excepted.

19. NOTICES

Service of all notices under this Lease Agreement shall be sufficient if sent via certified mail return receipt requested to the following address:

Lessor: Board of County Commissioners
of the County of Gunnison, Colorado
c/o County Manager's Office
200 East Virginia Avenue
Gunnison, CO 8123O

Lessee: Mountain Roots
P.O. Box 323
Gunnison, CO 81230

20. PROHIBITION UPON ASSIGNMENT.

Without the prior written consent of Lessor, MOUNTAIN ROOTSE shall not (a) assign, transfer, pledge, or hypothecate this Lease Agreement, or any part thereof, or any interest therein, or (b) convey, sublet or lend the Blue House or Leased Space or any part thereof.

21. NON-WAIVER.

The failure of either party to insist in any one or more instances upon compliance with any of the covenants, terms or conditions agreed upon and herein contained, or the failure of either party to exercise any option, privilege or right agreed upon and herein contained shall not be construed as constituting a waiver of such right, option or the right to demand compliance with such covenant, term or conditions.

22. SEVERABILITY

In the event any term, condition or provision contained in this Lease Agreement is held by any court of competent jurisdiction to be invalid, the invalidity of such term, condition or provision shall in no way affect any other covenant, condition or provision herein contained. Provided, however, that if the invalidity of such term, condition or provision causes material prejudice to either party hereto with respect to its respective rights and obligations contained in the remaining valid portions of this Lease Agreement, then at the option of such party, this Lease Agreement may be declared to be terminated.

23. GOVERNING LAW, JURISDICTION AND VENUE

This Lease Agreement is entered into in the County of Gunnison, State of Colorado, and it is agreed that the proper jurisdiction and venue of any legal action regarding the interpretation and/or enforcement of this Lease Agreement, or any document related hereto, shall be the County or District Court of the County of Gunnison, State of Colorado and this Lease Agreement shall be deemed to have been made in and be construed in accordance with the laws of the State of Colorado and be binding upon the parties hereto, their successors and assigns.

24. ENTIRE AGREEMENT

Lessor and ORE agree that the provisions contained herein constitute the entire agreement and that all representations made by any officer, agent or employee of the respective parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications, unless expressly reserved herein, shall be valid unless executed by an instrument in writing by Lessor and ORE with the same formality as this Lease Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first set forth above.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Matthew Birnie, Manager

ATTEST:

_____
Deputy County Clerk

MOUNTAIN ROOTS

By: _____
Executive Director

STATE OF COLORADO)
)ss.
County of Gunnison)

Acknowledged before me this ____ day of _____, 2015, by
_____of MOUNTAIN ROOTS.

Witness my hand and seal.
My commission expires:_____.

_____
Notary Public