

# TRUE PROPERTIES

Commercial Real Estate & Property Management

## COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (“Agreement”) is entered into as of April 1, 2026, by and between:

**LANDLORD:** True Properties (“Landlord”)

**TENANT:** City of Angels Camp, California, Attn: City Administrator (“Tenant”)

### 1. PREMISES

1283 South Main Street, Angels Camp, California, Units B and D. The Premises shall be used solely as a retail environment for museum-style displays, exhibits, and the sale of memorabilia and related items. The Premises shall not be used as city offices.

### 2. TERM

One (1) year commencing April 1, 2026 and terminating March 31, 2027.

### 3. RENT

Rent shall be Seven Hundred Dollars (\$700.00) per month, payable on or before the first (1st) day of each month.

### 4. SECURITY DEPOSIT

Tenant shall deposit Seven Hundred Dollars (\$700.00) as a security deposit.

### 5. RENEWAL OPTION

One (1) renewal option with terms and rent to be negotiated in good faith.

### 6. UTILITIES

Tenant shall pay all utilities. Water shall be provided by Landlord.

### 7. MAINTENANCE & JANITORIAL

Tenant shall maintain the interior and provide janitorial services. Landlord shall maintain structural components.

### 8. TENANT IMPROVEMENTS

All tenant improvements shall be at Tenant’s sole cost and require Landlord approval.

### 9. DISPLAYS & SIGNAGE

All displays and signage require Landlord approval and must be museum-appropriate.

### 10. COMPLIANCE WITH LAWS

Tenant shall comply with all applicable laws and regulations.

**11. INSURANCE**

Tenant shall maintain Commercial General Liability Insurance of not less than \$1,000,000 and name Roland Wheeler as Additional Insured.

**12. INDEMNIFICATION**

Tenant shall indemnify and hold harmless Landlord and Roland Wheeler.

**13. DEFAULT**

Failure to perform shall constitute a default subject to legal remedies.

**14. SURRENDER**

Premises shall be surrendered broom-clean upon termination.

**15. GOVERNING LAW**

This Agreement shall be governed by California law.

**16. ENTIRE AGREEMENT**

This document constitutes the entire agreement.

**LANDLORD:** True Properties

By: \_\_\_\_\_ Date: \_\_\_\_\_

**TENANT:** City of Angels Camp, California

\_\_\_\_\_  
By: \_\_\_\_\_ . Date: \_\_\_\_\_

Michael Hodson, City Administrator