

EXHIBIT "A"

**RESTATEMENT OF LEASE AGREEMENT
WITH AMENDMENTS**

BY AND BETWEEN

CITY OF BRECKSVILLE, LESSOR

AND

SOUTH SUBURBAN MONTESSORI, LESSEE

BUILDING 6

FOR A CERTAIN BUILDINGS AND APPURTENANT
AREAS LOCATED AT:

BLOSSOM PROPERTIES
4448 OAKES ROAD
BRECKSVILLE, OHIO 44141

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LEASE AGREEMENT

This Restatement of Lease Agreement with Amendments made this ____ day of _____, 2024 between the CITY OF BRECKSVILLE, an Ohio Municipal Corporation (herein called the “City” or “Lessor”), as Lessor, and SOUTH SUBURBAN MONTESSORI, as Lessee, shall supersede the prior Lease Agreement dated May 20, 2022, between the parties. This Restatement of Lease Agreement with Amendments is made pursuant to authority duly adopted by the City on June 18, 2024 and authorized by the appropriate proceedings of the Lessee taken on _____, 2024, respectively, copies of which are attached hereto as Exhibits “A” and “B.” As required by the context herein, and as permitted by law, reference to the “City” shall also include its respective officials, agents and employees.

The City for and in consideration of the covenants and agreements hereinafter set forth on the part of Lessee to be kept and performed does hereby demise and lease unto the Lessee, and the Lessee does hereby take and hire, upon and subject to the conditions hereinafter expressed, the building known as Building #6 consisting of approximately 5,882 square feet, with a street address of 4448 Oakes Road, Brecksville, Ohio, including the use of access roads servicing said building, and improvements therein, the Lease Premises being depicted in Exhibit “C” attached hereto and herein called the “Leased Premises” or “Premises.” The Lease Premises is a part of certain other lands and buildings owned by the City of which the Lease Premises is a part, which collectively are known as the “Blossom Complex.”

SECTION 1

TERM

1. Unless terminated sooner as provided herein, the term of this Lease Agreement shall be for a period of six (6) years commencing July 1, 2024 and ending June 30, 2030.

SECTION 2

BASE RENT

2. The Lessee shall pay to the City as base annual rent for the first year of the term (July 1, 2024 and ending June 30, 2025) the sum of Sixteen Thousand Eight Hundred Forty-Two Dollars and Fifty-Two Cents (\$16,842.52) payable in consecutive monthly installments of One Thousand Four Hundred Three Dollars and Fifty-Four Cents (\$1,403.54). The aforesaid annual rent sum is derived from the 5,882 square feet multiplied by Two Dollars and Eighty-Six Cents (\$2.86).

The second year of the term the Lessee shall pay to the City as base annual rent for the term (July 1, 2025 and ending June 30, 2026) the sum of Seventeen Thousand Three Hundred Forty-Seven Dollars and Seventy-Nine Cents (\$17,347.79) payable in consecutive monthly installments of One Thousand Four Hundred Forty-Five Dollars and Sixty-Five Cents (\$1,445.65). The aforesaid annual rent sum is derived from the 5,882 square feet multiplied by Two Dollars and Ninety-Five Cents (\$2.95).

The third year of the term the Lessee shall pay to the City as base annual rent for the term (July 1, 2026 and ending June 30, 2027) the sum of Seventeen Thousand Eight Hundred Sixty-Eight Dollars and Twenty-Three Cents (\$17,868.23) payable in consecutive monthly installments of One Thousand Four Hundred Eighty-Nine Dollars and Two Cents (\$1,489.02). The aforesaid annual rent sum is derived from the 5,882 square feet multiplied by Three Dollars and Four Cents (\$3.04).

The fourth year of the term the Lessee shall pay to the City as base annual rent for the term (July 1, 2027 and ending June 30, 2028) the sum of Eighteen Thousand Four Hundred Four Dollars and Twenty-Eight Cents (\$18,404.28) payable in consecutive monthly installments of One Thousand Five Hundred Thirty-Three Dollars and Sixty-Nine Cents (\$1,533.69). The aforesaid annual rent sum is derived from the 5,882 square feet multiplied by Three Dollars and Thirteen Cents (\$3.13).

The fifth year of the term the Lessee shall pay to the City as base annual rent for the term (July 1, 2028 and ending June 30, 2029) the sum of Eighteen Thousand Nine Hundred Fifty-Six Dollars and Forty Cents (\$18,956.40) payable in consecutive monthly installments of One Thousand Five Hundred Seventy-Nine Dollars and Seventy Cents (\$1,579.70). The aforesaid annual rent sum is derived from the 5,882 square feet multiplied by Three Dollars and Twenty-Two Cents (\$3.22).

The sixth year of the term the Lessee shall pay to the City as base annual rent for the term (July 1, 2029 and ending June 30, 2030) the sum of Nineteen Thousand Five Hundred Twenty-Five Dollars and Ten Cents (\$19,525.10) payable in consecutive monthly installments of One Thousand Six Hundred Twenty-Seven Dollars and Nine Cents (\$1,627.09). The aforesaid annual rent sum is derived from the 5,882 square feet multiplied by Three Dollars and Thirty-Two Cents (\$3.32).

The rent specified herein shall be paid to the City no later than the tenth (10th) day of each month. Any rents received by the City subsequent to such time shall, in addition to the base rental amount, include a 5% administrative late fee. Rent shall be paid to the City at the place provided for in Section 20 below, or to such other party or to such other place as the City may from time to time designate in writing.

SECTION 3

COMMON AREA AND MAINTENANCE CHARGE

3. No Common Area Maintenance (CAM) Charges shall be paid by Lessee for Building #6 so long as Lessee is paying Common Area Maintenance Charges under Lease for Building #7, located at 4450 Oakes Road, Brecksville, Ohio.

(a) **Operating Costs (CAM charge) Defined.** The "Operating Costs" of the Blossom Complex are hereby defined to include all real estate taxes and assessments, if any, which may be levied on the real property (land and buildings) of which the Premises are a part; snowplowing, ice removal, and all charges for landscaping and maintaining the common grounds; all charges for the maintenance, repair and/or replacement of all common area roadways, driveways, parking lots, utility service lines including but not limited to water, sewer, electric and gas; and all other maintenance, operation, service or repair expenses and costs of supplies expended in connection with the operation of Blossom Complex which are incident to the common use by the facilities composing the Blossom Complex.

SECTION 4

REMODELING AND MAINTENANCE OF PREMISES

4. **General Interior Repairs and Maintenance.** The Lessee shall in all respects and at its sole expense, maintain the interior of the Premises in a good and safe condition, repair and state of cleanliness, and shall make all repairs and replacements of every kind, nature and description as are necessary or required by any governmental entity.

5. **Structural and Systems.** The City shall assume the entire cost of repair, maintenance and replacement, if and when needed, of the heating, electrical and air conditioning systems, water, plumbing and sewer systems, under the slab and elsewhere which serve the subject Premises. The City shall keep the exterior of the premises and the structural portions of the premises in good and tenantable condition and repair during the term of this Lease Agreement and agrees to repair, maintain and replace same as needed or required by any governmental entity. The City shall keep any existing fire alarm, monitoring, and suppression systems of the Premises in good condition and repair during the term of this Lease Agreement and agrees to repair, maintain, and replace same as needed or required by any governmental entity.

6. **Other Repairs and Replacements.** The City shall also undertake the entire cost of each and every other repair or replacement required at or for the Premises, including the parking lots exclusively serving the Premises. All environmental or other health hazards which Lessee causes at these Premises shall be removed by the Lessee at its sole cost and expense.

7. **Plan Approval.** No structural changes, additions, or remodeling of the Premises shall be made by the Lessee except with the prior written consent of the City. In the event of any proposed additions, remodeling or repairs which are to be made to the Building the Lessee shall provide the City with the plans and specifications for same and no work shall commence until such time as such plans and specifications are approved by the City in writing.

8. **Quality of Work.** The Lessee further agrees to have all work done in a manner consistent with all applicable governmental laws, rules, regulations and to secure any and all necessary permits and/or licenses to perform said work.

SECTION 5

USE OF PREMISES

9. The Lessee agrees that the Premises shall be exclusively used for the operation of an elementary school serving preschool through 8th grade and activities

directly related thereto, and for no other purposes whatsoever, unless said use is first approved by the City in writing.

10. The Lessee shall not assign this Lease or any right, title, interest, estate or obligation of the Lessee hereunder, or sublease, without the express prior consent of the City, which consent may be withheld for any reason within the sole discretion of the City.

11. **Other Uses.** The Lessee agrees that it will not permit, authorize or allow any other person, organization or other entity, whether private or public, to use the Premises for any purpose whatsoever without first obtaining the City's written permission.

SECTION 6

SIGNAGE

12. All exterior signs of every kind, nature and description shall not be erected by Lessee or its agents during the term of this Lease Agreement or any renewal or continuation hereof, unless and until the Lessee first secures the written approval of the City. Lessee, at the end of the term of the Lease or any renewal and continuation hereof, shall be required to remove said signs from the Premises and Lessee shall repair any damage that may have been occasioned to the premises by reason of such removal.

SECTION 7

LANDSCAPING, SNOW AND ICE REMOVAL

13. The City shall in all respects and at its sole expense maintain the area delineated in Exhibit "C" including but not limited to the grounds, including lawns, plant beds, walks and driveways, if any, in good condition, repair and state of cleanliness, shall remove all snow and ice therefrom, and shall make all repairs and replacements as necessary.

SECTION 8

RUBBISH REMOVAL

14. The City shall make arrangements for and pay all costs associated with the collection, removal and disposal of reasonable wastes generated by Lessee's use of the Premises.

SECTION 9

INSPECTION OF RECORDS

15. The Lessee shall at all reasonable times give to the authorized representative of the City such information relating to the operation of said Premises as they may reasonably request, and shall permit them to inspect the records of the Lessee relating to said operations.

SECTION 10

MANAGEMENT CONFERENCE

16. Upon reasonable notice, the representatives of the City and the Lessee shall meet at the request of either, to discuss the operations of the parties under this Lease.

SECTION 11

RIGHT TO ENTER PREMISES

17. The City by its duly authorized representatives, shall have the right to enter the Premises after usual business hours or during usual business hours in the case of an emergency, for the purpose of inspecting it and the operations therein and for the purpose of making repairs which may be necessary by reason of the Lessee's failure to perform any such act required of it hereunder, provided that to the extent practicable any such work shall be scheduled so as to minimize interference with normal Building operations.

SECTION 12

MODIFICATIONS TO STRUCTURE

18. All additions, changes, modifications and repairs, replacements, extensions, buildings and structures erected on or made to the leased Premises during the term of this Lease shall at once be and become the absolute property of the City unless the parties mutually agree otherwise.

SECTION 13

UTILITY CHARGES REIMBURSEMENT

19. Beginning with the commencement of this Lease and continuing thereafter during the term of this Lease, or any renewal or continuation hereof, the Lessee shall reimburse the Lessor for all gas, electric, water, sewer, and other utility charges and fees for services provided to the Leased Premises. The City will be responsible for annual Fire Alarm Inspection, Testing and Cleaning. The Lessor will submit an invoice to Lessee for such utility charges on a quarterly basis. Lessee shall submit payment for the invoiced utility charges within ten (10) days of receipt of said invoice.

SECTION 14

INSURANCE

20. **Public Liability Insurance.** Beginning with the commencement of this Lease and continuing thereafter during the term of this Lease, or any renewal or continuation hereof, the Lessee shall keep in full force and effect Public Liability Insurance, naming the City of Brecksville as an additional insured, with a minimum combined single limit of one million dollars (\$1,000,000) on account of bodily injuries to or death of one or more persons as a result of any one accident or disaster and on account of damage to property, and shall deposit a copy of the policy, or policies, of such insurance, or Certificates thereof with the City.

21. **Fire and Extended Coverage.** Beginning with the commencement of this Lease, the City shall at all times during the term or any renewal or continuation hereof maintain in full force and effect, Fire and Extended Coverage policy or policies of insurance in an amount not less than one hundred percent (100%) of the full replacement cost of the leased Building as updated from time to time during the entire term, renewal or continuation of the Lease.

22. The premium for the aforesaid insurance shall be paid by the Lessee within ten (10) days of the presentment of an invoice for same by the City.

23. Said policy or policies shall provide protection against any peril included within the classification "Fire and Extended Coverage" together with insurance coverage against sprinkler damage, vandalism and malicious mischief.

24. In the event the building leased to the Lessee shall be more than twenty-five percent (25%) destroyed by the elements, fire, or other causes, the City may cancel this lease within thirty (30) days after such destruction, by giving notice to the Lessee as provided in Section 20 of this Lease entitled "Notices" stating such intention to terminate this Lease. In the event the City exercises such option, this Lease shall cease upon the mailing of such notice, and the Lessee shall surrender possession of the Premises. The City shall retain all proceeds received by it from any insurance carrier in settlement of any loss described herein. In the event the City does not cancel this Lease Agreement within thirty (30) days after more than twenty-five percent (25%) destruction of the building, or in the event the building is destroyed twenty-five percent (25%) or less, the City shall proceed to make the repairs necessary to put the building in its former condition and said Lease shall not terminate, but during the time in which such repairs are being made, no rent shall be payable except pro-rata for such parts of said Premises as may be then used and occupied by the Lessee.

25. The City shall not be obligated to make any repairs or replacement to the damaged buildings beyond the sums available to it from the proceeds of the insurance described in Paragraph 21 herein. However, the Lessee may add such moneys to any insurance proceeds as are necessary to complete repair, reconstruction or replacement of the Premises to the extent it desires additional work to be undertaken.

26. In addition, the Lessee agrees to pay to the City any increase in premiums to any other of the City's insurances as a result of the lease of these premises to the Lessee.

27. **Mutual Waiver of Subrogation.** To the extent permitted by law and provided the same does not invalidate or diminish any insurance required to be carried hereunder, Lessor and Lessee each agree to cause to be included in their respective policies of fire and extended coverage insurance the agreement of the insurer thereof that said policies shall not be invalidated by a waiver of claim by the insured against Lessor or Lessee, as the case may be, and each will furnish evidence there to the other. In addition to any other waiver herein Lessor and Lessee each hereby wave any claim against

the other for any property loss resulting from any cause, including negligence of the other, to the extent of the insurance proceeds available therefor. All property insurance policies carried by either party covering the Premises, including but not limited to, contents, fire, and casualty insurance shall to the extent permitted by law expressly waive any right on the part of the insurer against the other party. The parties hereby agree that their policies will included such waiver clause or endorsement so long as the same shall be obtainable without extra cost, or if extra cost shall be charged therefor, so long as the Lessee pays such extra cost for all policies whether Lessor's or Lessee's. If cost shall be chargeable therefor on behalf of the Lessor's policy or policies, the Lessor shall notify Lessee of the cost and the Lessee shall pay same. The failure of any insurance policy to include such waiver clause or endorsement shall not affect the validity of this Lease.

SECTION 15

INDEMNIFICATION OF LESSOR

28. Unless otherwise provided by law, Lessee shall defend, indemnify and save harmless the City, its agents and employees against any liability or claim thereof, including the expenditures of attorney fees in the defense of any litigation or otherwise, whether for injury to person, including death, or damage to property arising out of the condition, use or in any way related to the leased Premises occurring after delivery of exclusive possession of said Premises to Lessee.

SECTION 16

COMPLIANCE WITH LAW

29. The Lessee, during the term of this Lease and any renewal or continuation thereof, shall comply with all applicable governmental laws, ordinances, regulations and requirements relating to maintenance, use and occupancy of the Premises.

30. The Lessee shall comply with all orders, regulations, rules and requirements of every kind and nature relating to the Premises and of any other governmental authority having jurisdiction with respect thereto; will pay the cost and expense incidental to such compliance and unless otherwise provided by law, will indemnify and save harmless the City from expense and damage by reason of any notice,

orders, violation or penalties, or by reason of failure to comply with the orders, regulations, rules or requirements of any such other authority.

SECTION 17

LIENS

31. The Lessee shall not permit any mechanic's, materialmen's, service or similar liens or attested accounts or claims against public funds to remain upon the Leased Premises for labor or material furnished to Lessee or claimed to have been furnished to Lessee in connection with work of any character performed or claimed to have been performed on the leased Premises or at the direction or with the consent of the Lessee whether such work was performed or materials furnished after the commencement of the term of this Lease. The Lessee may, however, contest the validity of any such lien or claim, provided Lessee shall give the City reasonable security or take other action in accordance with the Ohio Revised Code, to ensure payment and to prevent any sale, foreclosure or forfeiture of the leased Premises by reason of such non-payment, if required by City. Upon a final determination of the validity of any such lien or claim, Lessee shall immediately pay any judgment of decree rendered against Lessee or City with all proper costs and charges and shall cause such lien to be released of record without any cost to City.

SECTION 18

REMEDIES FOR BREACH

32. If the Lessee at any time during the term of this Lease or any renewal or continuation thereof, shall fail to observe or perform any of the Lessee's covenants, agreements, or obligations hereunder; and if any such default shall not be cured within thirty (30) days after the City shall have given written notice to the Lessee specifying such default; and if at the expiration of said number of days after the service of such notice, the default or happening of the contingency upon which said notice was based shall continue to exist; or in the case of default or contingency which cannot with due diligence be cured within a period of thirty (30) days; if the Lessee fails to proceed promptly after the service of such notice and with all due diligence to cure the same and thereafter to

prosecute the curing of such default with all due diligence (it being intended that in connection with a default not susceptible of being cured with due diligence within thirty (30) days, that the time of the Lessee within which to cure the same shall be extended for such period as may be necessary to complete the same with due diligence); or if the Lessee abandons or vacates the said Premises without authorization or permitted cause; then in any such event, the City shall have the right while such default shall continue, to give the Lessee notice of the City's intention to terminate this Lease and all the Lessee's rights hereunder, on a date specified in such notice, which date shall not be less than ten (10) days after the date of the giving of such notice, on the date specified in such notice, this Lease and all rights granted to the Lessee hereunder shall come to an end; and the Lessee hereby covenants to peacefully and quietly to yield up and surrender to the City such leased Premises and all structures, buildings and improvements located thereon.

33. If the Lessee fails at any time to make any payment or perform any act on their part to be made or performed hereunder, then the City may, but shall not be obligated to so do, and without notice to or demand upon the Lessee, and without releasing the Lessee from any of its obligations under this Lease or waiving any default, make such payment or perform such act.

34. If the failure on this part of the Lessee includes the failure to procure or maintain the insurance as provided in Section 14 hereof, then the City may obtain such insurance at the Lessee's expense, without regard to the notice requirements of this Section.

35. All sums paid by the City and all costs and incidental expenses in connection with such performances by the City as contemplated herein shall be reimbursed to the City by the Lessee on demand, and the City shall have, in addition to any other right or remedy of the City, the same rights and remedies as in the case of failure of the Lease to observe any of their other covenants as provided in this Section.

SECTION 19

REDELIVERY OF PREMISES

36. At the expiration of the term of this Lease or of any renewal or continuation thereof, the Lessee will surrender and deliver up to the City the demised Premises and the improvements thereon, in good repair and condition, subject only to ordinary wear and tear.

SECTION 20

NOTICES

37. Any notice, permitted or required hereunder, shall be in writing and shall be deemed to have been properly given by mailing such notice by registered or certified mail, postage prepaid, addressed to such party as follows:

- (a) To the Lessor:
City of Brecksville
Brecksville City Hall
9069 Brecksville Road
Brecksville, Ohio 44141
- (b) To the Lessee:
South Suburban Montessori
4448 Oakes Road
Brecksville, Ohio 44141
- (c) Or such other address as either party may from time to time designate in writing at least fifteen (15) days in advance of such notice.

SECTION 21

POTENTIAL OPTION TO RENEW OR EXTEND

38. Lessee may be given an opportunity by the City to renew or extend this Lease Agreement for five (5) year periods, upon the same terms and conditions contained herein except for the provisions contained in Section 2 and 3, conditioned upon the sole determination by the City, that the City does not have any alternative use for the Premises, whereupon it may offer Lessee the right to renew or extend this Agreement as provided herein.

39. The matters contained in Sections 2 and 3 shall be negotiated between the parties hereto and mutually agreed upon for the potential renewal or extension period in the event the City provides Lessee with the opportunity to renew or extend this

Agreement. In the event the parties cannot mutually agree upon the matters contained in the aforesaid Sections, this Lease shall terminate upon the expiration of the current term or upon the giving of thirty (30) days written notice to the other party, whichever event occurs later.

40. In the event the Lessee desires the City to consider allowing it to extend or renew this Agreement, the Lessee shall provide the City with written notice of such request at least ninety (90) days prior to the expiration of the initial term specified herein.

SECTION 22

QUIET ENJOYMENT

41. The City hereby covenants and agrees that if Lessee shall perform all of the covenants and agreements herein stipulated to be performed on Lessee's part, Lessee shall at all times during the continuance hereof have the peaceful and quiet enjoyment and possession of the Premises without any manner of hindrance from the City or any person or persons lawfully claiming the Premises, save and except in the event of the taking of said Premises by public or quasi-public authority or as provided in Paragraph 32 of this Agreement.

SECTION 23

MISCELLANEOUS

42. All terms and words used in this Lease, regardless of the number and gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and in any other gender, masculine, feminine or neutral, as the context or sense of this Lease or any paragraph or clause herein may require, the same as if such words have been fully and properly written in the number and gender. The headings of Sections and paragraphs, if any, to the extent used herein are used for reference only, and in no way define, limit or describe the scope of intent of any provision hereof.

43. All references to duly enacted statutes, contained herein, shall also apply to such statutes as they may hereafter be amended, modified or reenacted. In the event of the repeal of any referenced statute, comparable statutes, if any, shall govern, if possible.

44. This Lease may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed an original, but such counterparts together shall constitute but one and the same instrument.

45. The City agrees to consider all reasonable requests made by Lessee in good faith concerning the matters contained herein.

SECTION 24

SUCCESSORS

46. The covenants and agreements herein contained shall bind and inure to the benefit of the parties and their respective successors and assigns as the same may be permitted herein.

SECTION 25

MEMORANDUM OF LEASE

47. Either party may, at its expense, record a short form memorandum of the Lease, which shall describe the term, renewal rights and other such pertinent information as such party deems appropriate. However, the failure to record such a short form memorandum shall not affect or impair the validity or effectiveness of the within Lease as between the parties, their successors or assigns.

IN WITNESS WHEREOF, the City has caused this Lease to be executed by its Mayor and the Lessee has caused this Lease to be executed by the _____ and _____ of the Lessee, as of the date first above written, pursuant to authority duly granted by the Council of the City of Brecksville and the appropriate governing authority of the Lessee.

THE CITY OF BRECKSVILLE, Lessor

Daryl J. Kingston, Mayor
City of Brecksville

APPROVED AS TO FORM ONLY:

David J. Matty, Director of Law
City of Brecksville

SOUTH SUBURBAN MONTESSORI,
Lessee

Authorized Officer

Title

Authorized Officer

Title

CITY OF BRECKSVILLE

STATE OF OHIO)
) SS: **NOTARY PUBLIC**
COUNTY OF CUYAHOGA)

On this ____ day of _____, 2024, before my, a Notary Public in and for said County and State, personally appeared Daryl J. Kingston, the Mayor of the City of Brecksville, Ohio, to me personally known, and acknowledged the execution of this forgoing instrument, and that the same is his voluntary act and deed on behalf of said City of Brecksville, Ohio, and the voluntary and corporate act and deed of said City of Brecksville, Ohio.

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed my official seal on the date and year aforesaid.

Notary Public

SOUTH SUBURBAN MONTESSORI

STATE OF OHIO)
) SS: **NOTARY PUBLIC**
COUNTY OF CUYAHOGA)

On this ____ day of _____, 2024, before my, a Notary Public in and for said County and State, personally appeared _____ and _____, the _____ and the _____, to me personally known, and acknowledge the execution of this forgoing instrument, and that the same is his voluntary act and deed on behalf of said SOUTH SUBURBAN MONTESSORI and the voluntary and corporate act and deed of said SOUTH SUBURBAN MONTESSORI.

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed my official seal on the date and year aforesaid.

Notary Public

EXHIBIT A
ORDINANCE BY CITY AUTHORIZING LEASE

EXHIBIT B
AUTHORIZATION BY SOUTH SUBURBAN MONTESSORI

EXHIBIT C
PLAT OF LEASED PREMISES