

**LEASE AGREEMENT BETWEEN THE TOWN OF COTTAGE CITY
AND NEW LIFE HOPE MINISTRIES
MONTH-TO-MONTH BASIS**

WHEREAS, The Town of Cottage City (“Landlord” or “Town”) and the New Life Hope Ministries (“Tenant,” “Church,” or “Renter”) on this 1st day of July, 2026 do hereby enter into a nonexclusive lease for the space as set forth herein and subject to the terms and conditions set forth herein (the “Lease”).

I. CONDITIONS AND TERMS.

1. The address and location of the premises is the meeting room situated on the main floor of the Town Hall located at 3820 40th Avenue, Cottage City, Maryland 20722 (the “Premises”). The Premises shall include access to, use of rest rooms, the kitchen and passage to the meeting room through either the front and/or back entrance(s) of the Town Hall (the “Common Areas”). Use or entry of any other rooms, offices, or spaces located on the property by any Church member, agent or guest shall be considered off-limits and/or a trespass and will be further considered a material breach of this lease. The security deposit shall be \$200.00 and payable by May 30, 2026.

2. The Landlord hereby leases to the Tenant the Premises described hereinabove on a month-to-month basis. The monthly rent shall be \$600.00 made payable to “Town of Cottage” on the 1st day of the month.

3. The meeting room portion of the Premises shall be occupied by no more persons than (130 people) fire or safety codes allow. The Tenant shall use the Premises solely for church, worship, or religious purposes. The hours of usage shall be limited to four (4) hours on Sunday mornings, or such other times as agreed to in writing. The Town reserves the right to cancel a church service in emergency circumstances or for emergency meetings. The Church shall arrange for all setting up of the meeting room and furniture for its use. Town furniture and touch surfaces will be wiped down and sanitized during the week on a weekly basis or after each use by the Church to be reasonably free of any marks, dirt, germs, viruses, or debris.

4. The Church’s use of the Premises shall be nonexclusive, and the Town and its employees and agents shall have a reasonable right to access the entire Premises at any reasonable time. The Church shall comply with the rules and regulations found in the *Town Hall Facilities Rental Agreement* as adopted and amended from time to time by the Cottage City Commission and incorporated into this Lease by reference.

5. The Church shall be responsible for the following: (a) check of all doors that were used with the assurance that the doors are all securely locked; (b) lights in the meeting room are turned off. (c) all garbage is bagged, and shall be placed in the dumpster; and (d) church shall not be permitted to store anything in the Town Hall.

6. Subject to the Maryland Local Government Tort Claims Act, the Landlord shall be liable to the Tenant for any damage to its members, officers, employees, agents, guests or their persons or its property resulting from the negligence or wrongful act of the Landlord or its agents. The Tenant shall be liable to the Landlord for any damage to the premises beyond normal wear and tear resulting from the negligence or wrongful act of the Tenant or others on the Premises with its permission. The Tenant shall provide liability insurance (i.e., \$2,000,000 general aggregate/\$1,000,000 per occurrence) and name the Town as an additional insured. Any liability insurance coverage of the Church shall also cover losses due to damage or theft of Town property, including personal property of Town employees, contractors or invitees. Such insurance shall cover the use of the facilities of the operation of the Church and shall continue to indemnify and to hold harmless the Town from all liability as a result of the operation and maintenance of the Church. Regardless of the adequacy of the insurance, the Church shall hold harmless and indemnify the Town for all liabilities with the operation of the Church and its services/events. In addition, the Church shall maintain proper

worker's compensation insurance covering anyone employed by the Church and working on the premises of the Town. The Church shall present documentation evidencing such insurance to the Town. A copy of all such coverages shall be filed with the Town. Further, the Town shall be given thirty (30) days' notice of cancellation or any change to the Church's insurance coverage. In the event of a Church related accident, the Church's insurance shall be the primary insurance.

7. The Church shall be responsible for any damage done by the children and other members or guests of the Church and/or teachers, staff, volunteers, leaders, or workers to that portion of the Property used by the Church and for any damages that might result to other portions of the Property due to the use of the same by the Church. Except for temporary indoor displays used for each service, the Church shall not place or allow to be placed any signs, symbols or devices of any kind whatsoever, upon, in or about said premises or any part thereof, except of a design and structure and in or at such places as may be indicated and consented to by the Town in writing.

II. REMEDIES

8. **All payments must be made by Cashier's Check payable to: Town of Cottage City.** If the rent remains unpaid after the 1st day of the month as stated hereinabove, the Tenant shall be charged a \$10.00 fee for late payment. If the Tenant fails to pay the rent when due, the Landlord may give the Tenant a 5-day notice to pay the rent with the late fee or vacate the premises. If the rent remains unpaid at the end of this 5-day period, the Landlord may institute eviction proceedings pursuant to law and/or other remedies provided by law including, but not limited to, a suit to collect unpaid rent, damages and reasonable attorney's fees.

9. If there is material breach of this Lease, failure to pay rent, or a substantial failure to maintain the Premises by the Tenant or adhere to any rules or regulations, the Landlord may provide the Tenant with a written notice describing the problem and stating that Landlord will terminate the Lease on a specified date (not less than 30 days later), if the problem is not corrected within 21 days. If the problem is corrected within 21 days, the notice is canceled. If the problem is not corrected within that time, the Landlord may institute eviction or other proceedings through the District Court of Maryland for Prince George's County on the specified date. Notwithstanding anything to the contrary in this Section, the Town reserves the right to evict or terminate this Lease for any material breach at any time. All cases or controversies arising under this Lease shall be litigated in the District Court of Maryland for Prince George's County or other State court of competent jurisdiction. If there is as substantial breach of lease or serious failure to maintain the premises by the Landlord, the Tenant may provide the Landlord with a written notice describing the problem and stating that it will terminate the Lease on a specified date (not less than 30 days later), if the problem is not corrected within 21 days, the notice is canceled. If the problem is not corrected within that time, the Tenant may vacate the premises on the specified date. Should an alleged breach or serious failure be contested in court, the prevailing party shall be permitted costs and reasonable attorney's fees to be paid by the non-prevailing party. Landlord and Tenant do hereby waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the leased Premises and/or any claim of injury or damage and any statutory remedy.

III. OTHER TERMS

10. ALTERATIONS: No substantial alteration, addition or improvement shall be made by the Tenant in or to the premises without prior written consent of the Landlord.

11. ACCESS: The Landlord may enter the Premises at any time without advance notice to the Tenant in order to inspect the Premises, to make necessary or agreed repairs or alterations, or to supply services.

12. **TIMELY DEPARTURE:** When the Tenant vacates the premises after giving proper notice, it shall leave on the day specified, remove all personal property and belongings, and leave the Premises as clean as it found them.

13. **DISCLOSURE:** Tenant's Representatives or points of contact are as follows:

NAME: _____
ADDRESS: _____
PHONE/EMAIL: _____

NAME: _____
ADDRESS: _____
PHONE/EMAIL: _____

IN WITNESS WHEREOF, the Church and Town through their duly authorized representatives have caused this Lease to be duly executed and witnessed as of the day and year first written above.

Attest:

LEGAL NAME OF CHURCH

By: _____
Name/Title: _____

Attest:

TOWN OF COTTAGE CITY

By: _____
Wanda Wheatley, Chair
Cottage City Commission