

## CITY HALL LEASE AGREEMENT

Georgia, Whitfield County.

THIS LEASE AGREEMENT ("this Lease") made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Dalton, (the "Lessor"), and the Dalton City School District by and through the Dalton City ~~Dalton Board of Education~~, (the "Lessee").

### W I T N E S S E T H:

1. **PREMISES.** Lessor, for the consideration of the rents, covenants, agreements and stipulations herein contained to be kept and performed by Lessee, hereby agrees to lease to Lessee and Lessee hereby agrees to lease ~~hire~~ from Lessor, at the rent and upon the conditions herein set forth, the premises described as the third floor and half of the 2<sup>nd</sup> floor of Dalton City Hall (the "Building") said premises being more particularly described as the crosshatched areas shown on drawings attached hereto as Exhibit "A," and incorporated herein by reference, together with all appurtenances thereto (the "Premises"), including the non-exclusive use of the parking lot, common areas, and Council Chambers of the Premises, and the furniture, fixtures, and equipment described on the attached Exhibit "B." The Building and Premises are located on the real property more particularly described in Exhibit "C" which is referred to and incorporated herein by reference. Lessee's use of the parking lot and common areas is limited to the uses available to the public in general. Lessee's right to use Council Chambers is subordinate to the right of use by the Lessor. Lessee accepts the Premises, its HVAC, electrical, plumbing and all other systems "as-is". Effective July 1, 2020, Lessee will surrender the second floor premises to Lessor.

2. **PURPOSE.** The Premises shall be used and occupied by Lessee in connection with its business of administration of the Dalton City School District System and shall be used for the purpose of furthering its mission to provide educational services to school age children of the City of Dalton and for no other purposes.

3. **TERM.** The term of this Lease shall be for ten (10) years to commence on \_\_\_\_\_ and to terminate on \_\_\_\_\_ at midnight, unless sooner terminated by a breach of the terms and conditions of this Lease by Lessee, or by abandonment of the Premises by Lessee. Lessee shall surrender the Premises to Lessor immediately upon the termination of the lease term unless Lessee desires to remain on the premises under the same terms of this Lease in which case Lessee shall have the option to lease the Premises for an additional five (5) years (the "Option Term"). The Lessee must exercise its right to the Option Term at least ninety (90) days prior to the termination of the original lease term. Lessee shall have the right to terminate this Lease after it has been in effect for five (5) years by giving Landlord written notice of such termination at least twelve (12) months prior to the effective date of termination. The term of this Lease extension shall be for a total of five (5) years to commence on April 1, 2020 and to terminate on March 31, 2025. Lessee will continue using the same spaces on the second and third floors, and access to other spaces as needed and available, from April 1, 2020 until June 30, 2020. Effective July 1, 2020, Lessee will evacuate the second floor offices being presently used and release them back to the Lessor. At midnight, unless sooner terminated by a breach of the terms and conditions of this Lease by Lessee, or by abandonment of the Premises by Lessee. Lessee shall surrender the Premises to Lessor immediately upon the termination of the lease term. Lessee and Lessee shall each have the right to terminate this Lease by giving other party written notice of such termination at least six (6) months prior to the effective date of termination.

**4. RENT.** Lessee agrees to pay Lessor as rental for the use of the above described Premises the sum of \$1.00 per month, said rental being payable in advance beginning April 1, 2020 and continuing on the first day of every month thereafter during the term of this Lease.

**5. ADDITIONAL RENT.** Lessee agrees to pay as rent, in addition to the minimum rental reserved in Paragraph 4 hereinabove, the following:

5.1. Any and all sums which may become due by reason of the failure of Lessee to comply with all covenants of this Lease, Lessee agreeing to pay any and all damages, costs or expenses which Lessor may suffer or incur by reason of any default of Lessee or failure on its part to comply with the covenants of this Lease; and any and all damages to the Premises caused by any intentional or negligent act of neglect of Lessee or Lessee's agents or invitees; and

5.2. ~~One-half (1/2) of all charges to the Lessor for water, electricity, gas, telephone, internet and any other utility services consumed upon the Building and one-half of all charges for repairs and charges for regularly occurring maintenance services to the Building which are more particularly described in Exhibit "D" which is referred to and incorporated herein by reference. . Lessor shall render to Lessee monthly an invoice for such charges and services, which Lessor shall pay within ten (10) days of its receipt of same. Beginning April 1, 2020, one-half (1/2) of all charges to the Lessor for water, electricity, gas, telephone, internet and any other utility services consumed upon the Building and one-half (1/2) of all charges for repairs and charges for regularly occurring maintenance services to the Building which are more particularly described in Exhibit "D" which is referred to and incorporated herein by reference. Beginning July 1, 2020, one-third (1/3) of all charges to the Lessor for water, electricity, gas, telephone, internet and any other utility services consumed upon the Building and one-third (1/3) of all charges for repairs and charges for regularly occurring maintenance services to the Building which are more particularly described in Exhibit "D" which is referred to and incorporated herein by reference, and will continue at this rate through the remainder of this agreement. Lessor will render to Lessee monthly an invoice for such charges and services, which Lessee shall pay within ten (10) days of its receipt.~~

5.2.1. ~~Three-fourths (3/4) of the cost to the Lessor for garbage service (storage and pick-up). Beginning April 1, 2020 three-fourths (3/4) of the cost to the Lessor for garbage service (storage and pick-up) . Beginning July 1, 2020, one-third (1/3) of the cost to the Lessor for garbage service (storage and pick-up) and will continue at this rate through the remainder of this agreement.~~

**6. LESSEE'S RIGHT TO ALTER AND IMPROVE.** Lessee shall have the right at its own expense from time to time during the lease term to improve or alter the building which forms a part of the Premises in such a manner as shall be reasonably necessary or appropriate in Lessee's judgment for Lessee's conduct thereon of its business, subject to the Lessor's consent thereto which shall not be unreasonably withheld. Upon termination of this Lease, such improvements shall be the property of Lessor.

**7. GOOD TITLE.** Lessor warrants that it has fee simple title to the Premises and that the Premises shall be delivered to the Lessee free and clear of all claims, obligations, tax assessments, liens and encumbrances whatsoever, except any and all mortgages, deeds to secure debt, deeds of trust or other instruments in the nature thereof which may now or hereafter affect or encumber Lessor's title to the

Premises and all modifications, renewals, consolidations, extensions or replacements thereof, herein referred to as "Lessor's Mortgage."

**8. AFFIRMATIVE COVENANTS AND RESPONSIBILITIES OF LESSEE.** Lessee covenants and agrees that Lessee will, without demand:

8.1. Keep the Premises reasonably clean and free from all rubbish, ashes, dirt and other matter;

8.2. Comply with any requirements of any of the constituted public authorities, and with the terms of any state or federal statutes or local ordinances or regulations applicable to Lessee to or for Lessee's use of the Premises and save Lessor harmless from penalties, fines, costs or damages resulting from the failure to do so;

8.3. Give to Lessor prompt written notice of any accident involving persons other than agents or employees of Lessee, fire or damage occurring on or to the Premises;

8.4. At the termination of this Lease, remove any signs, improvements of a non permanent nature, projections or devices placed upon the Premises at or prior to the expiration of this Lease. In case of breach of this covenant, in addition to all other remedies given to Lessor in case of breach of any condition or covenant of this Lease, Lessor shall have the privilege of removing said improvements, signs, projections, or devices and Lessee, at Lessor's option, shall be liable to Lessor for any and all expenses so incurred by Lessor;

8.5. Comply with all applicable Environmental Laws which is defined as all federal, state, and local laws, rules, regulations, codes, plans, injunctions, judgments, orders, decrees, rulings, and charges thereunder and other governmental requirements relating to pollution, control of chemicals, storage and handling of petroleum products, management of waste, discharges of materials into the environment, health, safety, natural resources, and the environment, including laws relating to emissions, discharges, releases, or threatened release of pollutants, contaminants or chemical, industrial, hazardous, or toxic materials or wastes into ambient air, surface water, ground water, on lands or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling of pollutants, contaminants, or chemical, industrial, hazardous, or toxic materials or waste.

8.6. Indemnify Lessor against all expenses, liabilities and claims of any kind, including reasonable attorney's fees, by or on behalf of any person or entity arising out of either:

(A) A failure by Lessee to perform any of the terms or conditions of this Lease;

(B) Any injury or damage happening on or about the demised Premises;

(C) Failure to comply with any law of any governmental authority; or

(D) Any mechanic's lien or security interest filed against the Premises as a result of any actions or conduct of Lessee at or with respect to the Premises; and

8.7. Secure any and all permits for such use as Lessee intends to make of the Premises prior to the effective date of this Lease, and upon obtaining such permit, Lessee shall not use the demised Premises in any manner not inconsistent with or in violation of such permit.

8.8. At the expiration of the lease term, surrender Premises in as good condition and repair as the same shall be at the time possession thereof is taken by Lessee, normal wear and tear excepted.

**9. AFFIRMATIVE COVENANTS AND RESPONSIBILITIES OF LESSOR.** Lessor covenants and agrees that Lessor will, without demand:

9.1. Keep the Premises reasonably clean and free from all rubbish, ashes, dirt and other matter;

9.2. At Lessor's own expense maintain the Premises, including without limitation, the systems therein and the fixtures attached thereto, in good order and repair.

9.3. Grant Lessee, its agents and employees access to the Premises at all times reasonable or necessary for Lessee to conduct its business of the administration of the Dalton City School District System, including use of any security system restricting access thereto.

9.4. Allow Lessee to erect both internal and external signage on the Premises, subject to the Lessor's consent thereto which shall not be unreasonably withheld. Any signage placed by Lessee will consistent to the existing signage and architectural style of the Building.

**10. NEGATIVE COVENANTS OF LESSEE.** Lessee covenants and agrees that it will do none of the following things without the consent in writing of Lessor first had and obtained:

10.1. Occupy the Premises in any other manner or for any other purpose than as set forth herein; and

10.2. Assign, mortgage or pledge, or sublease this Lease; nor shall any assignee assign, mortgage, pledge or sublease this Lease without the written consent by the Lessor, and without such consent no such assignment, mortgage, pledge or sublease shall be valid. Lessor will not unreasonably withhold such consent.

**11. ADDITIONAL COVENANTS:**

11.1. Lessor shall not be liable for any damage, compensation or claim by reason of inconvenience or annoyance arising from the necessity of repairing any portion of the building, the interruption of the use of the Premises, or the termination of this Lease by reason of the destruction of the Premises.

11.2. It is understood and agreed that the Lessor hereof does not warrant or undertake that the Lessee shall be able to obtain a permit under any zoning ordinance or regulation for such use as Lessee intends to make of the Premises, and nothing in this Lease contained shall obligate Lessor to assist Lessee in obtaining said permit.

11.3. It is hereby covenanted and agreed by and between the parties that any law, usage or custom to the contrary notwithstanding, Lessor shall have the right at all times to enforce the covenants and provisions of this Lease in strict accordance with the terms hereof, notwithstanding any conduct or custom on the part of Lessor in refraining from so doing at any time or times, and further, that the failure of Lessor at any time or times to enforce Lessor's right under said covenants and provisions strictly in accordance with the same shall not be construed as having created a custom in any way or manner contrary to the specific terms, provisions or covenants of this Lease, or as having in any way or manner modified the same.



11.4. Lessee agrees to carry at its own expense through the term of this Lease, public liability insurance covering the Premises, and Lessee's use thereof, in an amount periodically adjusted to conform with the then current standard business practices for comparable business operations but in no case less than \$1,000,000 in combined single limit coverage for bodily injury or death, personal injury and property damage. Lessee shall carry Lessor as an additional named insured on said policy. Lessee shall provide Lessor with copies or evidence of such insurance coverage prior to the commencement date of the Lease.

11.5. Lessor and Lessee shall, through the term of this Lease, or any extension thereof, maintain fire and extended coverage insurance on their respective property located in and about the Premises or the Building in such amounts, and with such deductibles as each shall determine. Lessee agrees that all personal property of whatever kind it may be at any time in the Premises or the Building shall be at Lessee's sole risk or at risk of those claiming through Lessee and that Lessor shall not be liable for any damage to or loss of such personal property except if arising from or caused by the fault or negligence of Lessor. Any policy of insurance procured by Lessor or Lessee pursuant to this provision shall contain a waiver of subrogation provision provided that such provision can be obtained by the respective party at no additional cost.

**12. EVENTS OF DEFAULT.** The occurrence of any of the following shall constitute Events of Default:

12.1. Any part, portion or component of the Rent, or any other sums payable under this Lease are not received when due;

12.2. The Premises are deserted, vacated, or not used as regularly or consistently as would normally be expected for similar premises put to the same or similar purposes as set forth in Paragraph 2, even though Lessee may continue to pay Rent;

12.3. Any petition is filed by or against Lessee under any section or chapter of the Federal Bankruptcy Code, and, in the case of a petition filed against Lessee, such petition is not dismissed within thirty (30) days after the date of such filing;

12.4. Lessee becomes insolvent or transfers property in fraud of creditors;

12.5. Lessee makes an assignment for the benefit of creditors;

12.6. A receiver is appointed for any of the Lessee's assets; or

12.7. Lessee breaches or fails to comply with any term, provision, condition or covenant of this Lease, other than the payment of Rent.

**13. REMEDIES.** Upon the occurrence of an Event of Default which is not cured by Lessee within thirty (30) days after written notice by Lessor of such default, Lessor may do or perform any one or more of the following in addition to, and not in limitation of, any other remedy or right permitted it by law or by this Lease:

13.1. Lessor may terminate this Lease, in which event Lessee shall immediately surrender the Premises to Lessor. If Lessee fails to do so, Lessor may, without prejudice to any other remedy Lessor may have either by law or by this Lease, enter upon the Premises and expel or remove Lessee and Lessor's personal property with or without force and without being liable to Lessee in any manner whatsoever for damages therefore. Lessee shall be liable to Lessor for and shall indemnify and hold Lessor harmless from and against all cost, loss, or damage which Lessor may suffer by reason of such

termination of this Lease, whether through inability to re-let the Premises, through a decrease in rent received, by damage to the Premises or otherwise; or

13.2. Lessor may enter the Premises and remove the Lessee and its personal property, by force if necessary, without being liable in any manner whatsoever for such acts, and may re-let the Premises as the agent and receive such rent therefore. In such event, Lessee shall be liable to Lessor for any deficiency which may arise by reason of such re-letting during the remainder of the lease term as set forth herein. Lessor may include, without limitation, brokerage commissions and attorney's fees incurred in re-letting the Premises and any and all costs and expenses incurred in renovating or altering space to make it suitable for re-letting in computing Lessor's costs, losses or damages for which Lessee is liable as set forth above, and the proceeds of such re-letting shall be first applied to such costs and expense, then to the payment of Rent and all other indebtedness of Lessee to Lessor hereunder, with the balance, if any, to be held by Lessor to be applied in payment of future Rent and all other such indebtedness as same becomes due and payable throughout the lease term hereunder.

**14. REMEDIES CUMULATIVE.** All of the remedies hereinbefore given to Lessor and all rights and remedies given by law or in equity to Lessor shall be cumulative and concurrent. No termination of this Lease or the taking or recovering of the Premises shall deprive Lessor of any of its remedies or actions against the Lessee for rent due at the time of which under the terms hereof would in the future become due as if there had been no termination, or for any and all sums due at the time, or which under the terms hereof would in the future become due as if there had been no termination, nor shall bringing of any action for rent or breach of covenant, or the resort to any other remedy herein provided for the recovery of rent be construed as a waiver of Lessor's right to obtain possession of the Premises.

**15. EXTENSION OF LEASE.** Lessee is hereby given an option to extend its leasehold interest in the demised Premises for an additional term of five (5) years at the expiration of the term of this Lease, provided that Lessee shall not be in default under any of the terms of this Lease and provided further that Lessee shall give Lessor, prior to the expiration of the term of this Lease, ninety (90) days notice, in writing, of Lessee's desire to procure such new lease. A new lease agreement for the term of such extension shall be unnecessary on such extension, this agreement constituting a present demise for both the original and any extended term.

**16. LEASE CONTAINS ALL AGREEMENTS.** It is expressly understood and agreed by and between any parties hereto that this Lease and the Exhibits attached hereto and forming a part hereof, set forth all of the promises, agreements, conditions and understandings between Lessor, or Lessor's agents, and Lessee relative to the demised Premises, and that there are no promises, agreements, conditions or understandings, either oral or written, between them other than as set forth herein. It is further understood and agreed that, except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon Lessor or Lessee unless reduced to writing and signed by them.

**17. PARTIES BOUND.** All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several and respective heirs, executors, administrators, successors and assigns of said parties, and if there shall be more than one Lessee, they shall all be bound jointly and severally by the terms, covenants and agreements herein, and the word "Lessee" shall be deemed to and taken to mean each and every person or party mentioned as a Lessee herein, be the same one or more; and if there shall be more than one Lessee, any notice required or permitted by the terms of this Lease shall be given by or to anyone thereof, and shall ever have the same force and effect as if given by or all thereof. The word "his" and "him" and "her," wherever stated herein shall be deemed to refer to the "Lessor" and "Lessee" whether such Lessor and Lessee be singular or plural and irrespective of gender. No rights,

however, shall inure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved by Lessor in writing as herein provided.

**18. SUBORDINATION.** This Lease and all rights of Lessee hereunder shall be subject and subordinate to the lien of any mortgagee of Lessor. While this paragraph is self-operative, and no further instrument of subordination shall be necessary, Lessee shall, in confirmation of such subordination, upon demand at any time or times, execute, acknowledge and deliver to Lessor or any mortgagee of Lessor any and all instruments requested by either of them to evidence such subordination. Lessee shall, upon demand, at any time or times, execute, acknowledge, and deliver to Lessor or any mortgagee of Lessor, without expense, any and all instruments that may be necessary to make this Lease subordinate to the lien of any mortgagee of Lessor. If a holder of any mortgage of Lessor shall hereafter succeed to the rights of Lessor under this Lease, Lessee shall, at the option of such holder, attorn to and recognize such successor as Lessee's landlord under this Lease and shall promptly execute and deliver any instrument that may be necessary to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between each successor Lessor and Lessee, subject to all of the terms, covenants and conditions of this Lease. If Lessee fails at any time to execute, acknowledge and deliver any of the instruments provided for by this paragraph within ten (10) days after Lessor's notice so to do, Lessor, in addition to the remedies allowed by this Lease may execute, acknowledge and deliver any and all of such instruments as the attorney-in-fact of Lessee and in its name, place and stead, and Lessee hereby irrevocably appoints Lessor, its successors and assigns as such attorney-in-fact.

**19. CONDEMNATION.** If the whole of the leased Premises, or such portion thereof as will make Premises unusable for the purposes herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the time when possession thereof is taken by public authorities, and rental shall be accounted for as between Lessor and Lessee as of that date. Such termination, however, shall be without prejudice to the rights of either Lessor or Lessee to recover compensation and damage caused by condemnation from the condemner. It is further understood and agreed that neither the Lessee nor Lessor shall have any rights in any award made to the other by any condemnation authority.

**20. NOTICES.**

20.1. Except for legal process which may also be served as by law provided, all notices required or desired to be given with respect to this Lease shall be in writing and shall be deemed to have been given when hand delivered or three (3) days after deposited, postage prepaid, with the United States Postal Service (or its official successor), certified, return receipt requested, properly addressed as follows:

To Lessee:

Dalton City School District ~~Public Schools~~  
Attention: Superintendent  
P.O. Box 1408  
Dalton, GA 30722-1408

To Lessor:

City of Dalton  
~~Ty Ross~~ Attn: Jason Parker, City Administrator  
300 W. Waugh Street

Dalton, GA 30720

Such addresses may be changed from time to time by either party by notice to the other.

20.2. Lessee hereby designates and appoints as its agent to receive notice of all dispossessory or distraint proceedings the person in charge of or occupying the Premises at the time such notice is given, or, if there is no such person, then such service of notice may be made by attaching it on the main entrance of the Premises.

**21. HOLDING OVER.** In no event shall there be any renewal of this Lease by operation of law, and if Lessee remains in possession of the Premises after the termination of this Lease and without the execution of a new lease, Lessee shall be deemed to be occupying the Premises as a hold-over tenant (or a tenant at sufferance). Lessor shall have the option to 1) terminate this Lease by written notice to Lessee or 2) without terminating this Lease, to enter upon and take possession of Premises, removing all persons and property therefrom and as Lessee's agent, to re-rent Premises at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Lessor deems proper. Lessee shall be liable to Lessor for any deficiency between all rental due hereunder and the price obtained by Lessor on such re-letting. Such termination shall not release Lessee from liability for any unpaid rentals under this Lease, past or future. If Lessor desires to increase the rental payable hereunder for any such upcoming extension term hereof, Lessor shall give Lessee notice of such increased rental at least ten days prior to the commencement of such extension term, and unless Lessee promptly otherwise notifies Lessor, then Lessor and Lessee shall enter in a new lease for such extension term at such increased rental. If Lessee does promptly notify Lessor that Lessee shall not accept such increased rental, then the term of this Lease shall not be extended and shall terminate as set forth herein.

**22. BROKERS.** Lessor and Lessee each represents and warrants to the other that no broker, agent, commission salesman or other person has represented the warranting party in the negotiations for and procurement of this Lease and of the Premises, and that no commissions, fees or compensation of any kind are due and payable in connection herewith to any such person or entity. Each party further warrants that any compensation arrangement with the parties excepted from the foregoing warranty has been reduced to writing in its entirety in a separate agreement signed simultaneously with or before this Lease by the party against whom the commission or compensation is charged.

**23. NO ESTATE IN LAND.** This Lease creates the relationship of landlord and tenant between Lessor and Lessee. No estate shall pass out of Lessor, and Lessee has only a usufruct which is not subject to levy and sale.

**24. GOVERNMENTAL REGULATIONS.** Lessee waives the benefit of all existing and future rent control legislation and statutes and similar governmental rules and regulations, whether in time of war or not, to the full extent permitted by law.

**25. SEVERABILITY.** If any clause or provision of this Lease is or becomes illegal, invalid, or unenforceable because of present or future laws or any rule or regulation of any governmental body or entity, effective during its term, the intention of the parties hereto is that the remaining parts of this Lease shall not be affected thereby, unless the amount of Rent payable hereunder is thereby decreased, in which event Lessor may terminate this Lease.

**26. CAPTIONS.** The captions used in this Lease are for convenience only and do not in any way limit or amplify the terms and provisions hereof.



**27. SUCCESSORS AND ASSIGNS.** The provisions of this Lease shall inure to the benefit of and be binding upon Lessor and Lessee, and their respective successors, heirs, legal representatives and assigns.

**28. STATE LAW.** The laws of the State of Georgia shall govern the interpretation, validity, performance and enforcement of this Lease.

**29. TIME IS OF THE ESSENCE.** Except as otherwise specifically provided herein, time is of the essence of this Lease.

**30. EXECUTION.** This Lease may be executed in any number of counterparts, each of which shall be deemed an original and any of which shall be deemed to be complete in itself and be admissible into evidence or used for any purpose without the production of the other counterparts.

**31. PEACEFUL POSSESSION.** So long as Lessee observes and performs the covenants and agreements contained herein, it shall at all times during the lease term hereunder peacefully and quietly have and enjoy possession of the Premises, but always subject to the terms hereof.

**32. DAMAGE TO PREMISES.** If the Premises or Building is damaged by storm, fire, lightning, earthquake or other casualty Lessor shall incur no liability to Lessee and shall have no obligation to restore the Premises to substantially the same condition as before such damage. Lessee shall have the option to terminate this Lease if Lessor elects not to repair such damage.

**IN WITNESS WHEREOF,** the parties hereto have executed these presents the day and year first above written.

**LESSOR:**

**The City of Dalton, Georgia**

\_\_\_\_\_(Seal)  
**Mayor**

**Attest:** \_\_\_\_\_  
**City Clerk**

**LESSEE:**

**Dalton Board of Education**

\_\_\_\_\_(Seal)  
**School Board Chair**

**Attest:** \_\_\_\_\_  
**Its:**



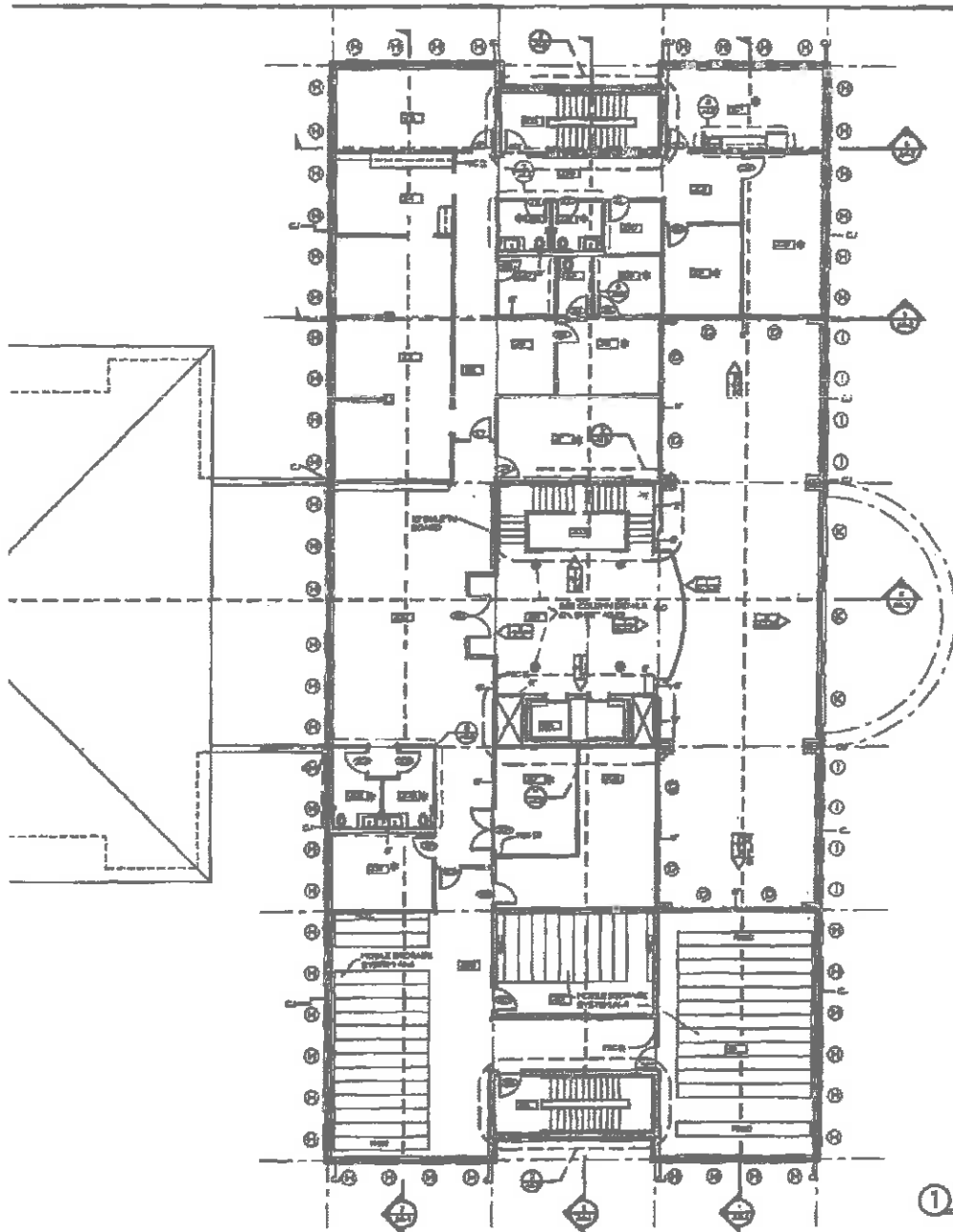
**EXHIBITS “A,” “B,” and “C”**

**Exhibit “D”**

	<b><u>Lessee Portion</u></b>
Carpet cleaning	50%
Cleaning building interior	50%
Elevator & fire alarm inspections	50%
Generator maintenance/repairs	50%
Lawn care	50%
Pest control	50%
Quarterly maintenance HVAC	50%
Repairs to HVAC	50%
Security alarm fee/service	50%
Window/exterior cleaning	50%







# ROOM SCHEDULE

201	RECEPTION AREA
202	PLANNING ROOM
203	OFFICE
204	OFFICE
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300	OFFICE

## FLOOR PLAN LEGEND:

- 1. NORTH ARROW
- 2. ROOM NUMBER
- 3. ROOM NAME
- 4. I.R.C. FOR RETENTION UNIT
- 5. CEMENT BLOCK WALLS
- 6. CONCRETE WALLS
- 7. BRICK WALLS
- 8. GLASS WALLS
- 9. METAL WALLS
- 10. WOOD WALLS
- 11. PLASTER WALLS
- 12. GYPSUM WALLS
- 13. STUCCO WALLS
- 14. TILE WALLS
- 15. MARBLE WALLS
- 16. GRANITE WALLS
- 17. CEMENT WALLS
- 18. CONCRETE WALLS
- 19. BRICK WALLS
- 20. GLASS WALLS
- 21. METAL WALLS
- 22. WOOD WALLS
- 23. PLASTER WALLS
- 24. GYPSUM WALLS
- 25. STUCCO WALLS
- 26. TILE WALLS
- 27. MARBLE WALLS
- 28. GRANITE WALLS
- 29. CEMENT WALLS
- 30. CONCRETE WALLS
- 31. BRICK WALLS
- 32. GLASS WALLS
- 33. METAL WALLS
- 34. WOOD WALLS
- 35. PLASTER WALLS
- 36. GYPSUM WALLS
- 37. STUCCO WALLS
- 38. TILE WALLS
- 39. MARBLE WALLS
- 40. GRANITE WALLS
- 41. CEMENT WALLS
- 42. CONCRETE WALLS
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**① FLOOR PLAN - LEVEL TWO**  
 SCALE: 1/8" = 1'-0"

PROJECT NO.  
 101

DATE  
 MAY 14, 1980

JOB NAME  
 JENNINGS-KING ARCHITECTS, INC.

P.O. Box 1879  
 121 West Cleveland Street  
 Indianapolis, Indiana 46204  
 (708) 274-1122

PROJECT NAME  
 FLOOR PLAN  
 LEVEL TWO

DRAWING NO.  
 A1.2



## 2010

2/22/2010  
11:09 AM dpa

EXHIBIT B

	A	B	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE
1	SPACE		Table		Tab chair		Bookcase		File Unit		Cab/Shel		sofa		s l files
2															
3	FLOOR 2														
4	202														
5	232														
6	208														
7	209														
8	211														
9															
10	FLOOR 3														
11	302		4 side										1		
12	306		1 conf		16		2				1				
13	307												1		
14	308		2		8						2				
15	309		1 side								3				
16	309a														
17	314										3				
18	317		1												
19	315														
20	316														
21	318														
22	319														
23	320										4				
24	321		1		5		5								
25	322								1						
26	323														
27	326														
28	327														
29	328		2 side												
30	329		2 odd												
31	333		1				1 odd								
32	334		3 side				1 odd				2		1		
33	335										1				

	A	B	AI	AJ	AK	AL	AM	AN
1	SPACE		marker board		microwave		ref	
2								
3	FLOOR 2							
4	202							
5	232							
6	208							
7	209							
8	211							
9								
10	FLOOR 3							
11	302							
12	306							
13	307							
14	308				1		1	
15	309							
16	309a							
17	314							
18	317							
19	315							
20	316							
21	318							
22	319							
23	320							
24	321		1					
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28	327							
29	328							
30	329							
31	333							
32	334						1 small	
33	335							



**EXHIBIT C**

All that tract or parcel of land described in that certain Warranty Deed dated May 1, 2001 and recorded in Deed Book 3444, Page 315, Whitfield County, Georgia Land Records, and in that certain Quit Claim Deed dated May 1, 2001 and recorded in Deed Book 3444, Page 321, Whitfield County Georgia Land Records.