

## LEASE AGREEMENT

This lease agreement, executed in duplicate, made and entered into this 5th day of February, 2024 by and between City of Dyersville, a municipal corporation (hereinafter called the “**Landlord**”) whose address for the purpose of this lease is 340 1st Avenue East, Dyersville, Iowa 52040 and Northeast Iowa Area Agency on Aging, (hereinafter called the “**Tenant**”) whose address for the purpose of this lease is Waterloo, Iowa 50704, WITNESSETH THAT:

- 1. PREMISES AND TERM.** The Landlord, in consideration of the rents herein reserved and of the agreements and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, the following described real estate situated in the City of Dyersville, Dubuque County, Iowa, to wit:

*The kitchen and storage facility to be leased at 100% of the time, one room for dining purposes to be leased during tenant’s normal business operations and one room shared equally for the purpose to place laundry equipment and to perform laundry duties. Building address is located at 625 3<sup>rd</sup> Avenue S.E., Dyersville, Iowa, commonly known as the Dyersville Social Center*

with the improvements thereon and all rights, easements and appurtenances thereto belonging, which more particularly, includes the space and premises as may be shown on “Exhibit A”, if and as may be attached hereto, for a term of four years, commencing at midnight of the day previous to the first day of the lease term, which shall be on the 1st day of May 2024, and ending at midnight on the last day of the lease term, which shall be on the 30th day of April 2028, upon the condition that the Tenant pays rent therefor, and otherwise performs as in this lease provided.

- 2. RENTAL.** Tenant agrees to pay to the Landlord as rental for the said term, as follows: \$1.00 annual payment becoming due upon the 1st day of July each year of this Agreement. Rental tenant shall also pay: See Special Provisions attached hereto marked Exhibit A and made a part hereof.

All sums shall be paid at the address of the Landlord, as above designated or at such other place in Iowa, or elsewhere, as the Landlord may, from time to time, designate in writing. Delinquent payments shall draw interest at highest legal percent rate per annum from the due date, until paid.

3. **POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this lease, and shall yield possession to the Landlord at the time and date of the close of this lease term, except as herein otherwise expressly provided. Should Landlord be unable to give possession on said date, Tenant's only damages shall be a rebating of the pro rata rental.
4. **USE OF PREMISES.** Tenant covenants and agrees during the term of this lease to use and to occupy the leased premises only for: see Special Provisions attached hereto, marked Exhibit A and made a part hereof. For restrictions on such us see paragraphs 6(c), 6 (d) and 11 (b) below.
5. **QUIET ENJOYMENT.** Landlord covenants that its estate in said premises is fee simple and that the Tenant on paying the rent herein reserved and performing all the agreements by the Tenant to be performed as provided in this lease, shall and may peaceably have, hold and enjoy the demised premises for the term of this lease free from molestation, eviction or disturbance by the Landlord or any other persons or legal entity whatsoever. (But see paragraph 14, below.)

Landlord shall have the right to mortgage all of its right, title, interest in said premises at any time without notice, subject to this lease.

**6. CARE AND MAINTENANCE OF PREMISES.**

- (a) Tenant takes said premises in their present condition except for such repairs and alterations as may be expressly herein provided.
- (b) **LANDLORD'S DUTY OF CARE AND MAINTENANCE.** Landlord will keep the roof, structural part of the floor, wall and other structural parts of the building in good repair.
- (c) **TENANT'S DUTY OF CARE AND MAINTENANCE.** Tenant shall, after taking possession of the said premises and until the termination of this lease and the actual removal from the premises, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition, except for structural parts of the building. Tenant shall furnish its own interior and exterior decorating. Tenant shall not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Tenant, its agents or employees. Tenant agrees to keep faucets closed so as to prevent waste of water and flooding of premises; to promptly take care of any leakage or stoppage in any of the water, gas or waste pipes. Tenant shall make no structural alterations or improvements without the written approval of the Landlord first had and obtained, of the plans and specifications therefor.

(d) Tenant will make no unlawful use of said premises and agrees to comply with all valid regulations of the Board of Health, City Ordinances or applicable municipality, the laws of the State of Iowa and the Federal government, but this provision shall not be construed as creating any duty by Tenant to members of the general public. Tenant will be responsible for collecting trash, Tenant's employees or agents, or Tenant's invitees, and placing the same in designated garbage collection facilities on the leased premises; Landlord shall be responsible for all outside maintenance, including but not limited to cleaning, trash collection and removal, lawn and parking area maintenance, and snow and ice removal.

**7. UTILITIES AND SERVICES.** Tenant, during the term of this lease, shall pay, before delinquency, twenty-five percent (25%) of the monthly charges for use of gas, heat of lease premises, electricity, air conditioning of leased premises, and janitor service.

**8. SURRENDER OF PREMISES AT END OF TERM – REMOVAL OF FIXTURES.**

(a) Tenant agrees that upon the termination of this lease, it will surrender, yield up and deliver the leased premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Tenant. [See also 11(a) and 11(e) below]

(b) Tenant may, at the expiration of the term of this lease, or renewal of renewals thereof or at a reasonable time thereafter, if Tenant is not in default hereunder, remove any fixtures or equipment which said Tenant has installed in the leased premises, providing said Tenant repairs any and all damages caused by removal.

(c) **HOLDING OVER.** Continued possession, beyond the expiratory date of the term of this lease, by the Tenant, coupled with the receipt of the specified rental by the Landlord (and absent a written agreement by both parties for an extension of this lease, or for a new lease) shall constitute a month to month extension of this lease.

**9. ASSIGNMENT AND SUBLETTING.** Any assignment of this lease or subletting of the premises or any part thereof, without the Landlord's written permission shall, at the option of the Landlord, make the rental for the balance of the lease term due and payable at once. Such written permission shall not be unreasonably withheld.

**10. ALL REAL ESTATE TAXES.** If and in the event the leased premises become subject to real estate taxes, and Tenant does not elect to terminate this Agreement under Section 15(e), the following shall apply:

(a) All Real Estate Taxes except as may be otherwise expressly provided in this paragraph 10, levied or assessed by lawful authority (but reasonably preserving Landlord's rights of

appeal) against said real property shall by the party whose specific use of the property results in the imposition of real estate taxes.

- (b) Increase in such taxes, except as in the next paragraph provided, above the amount paid during the base year (base year if and as may be defined in this paragraph) shall be paid by the party whose specific use of the property results in the imposition of real estate taxes.
- (c) Increase in such taxes caused by improvements of Tenant shall be paid by the Tenant.
- (d) **PERSONAL PROPERTY TAXES.** Tenant agrees to timely pay all taxes, assessments or other public charges levied or assessed by lawful authority (but reasonably preserving Tenant's rights of appeal) against its personal property on the premises, during the term of this lease.
- (e) **SPECIAL ASSESSMENTS.** Special assessments shall be timely paid by Landlord.

## **11. INSURANCE.**

- (a) Landlord and Tenant will each keep its respective property interests in the premises and its liability in regard thereto, and the personal property on the premises, reasonably insured against hazards and casualties; that is, fire and those items usually covered by extended coverage; and Tenant will procure and deliver to the Landlord a certification from the respective insurance companies to that effect. Such insurance shall be made payable to the parties hereto as their interests may appear, except that the Tenant's share of such insurance proceeds are hereby assigned and made payable to the Landlord to secure rent or other obligations then due and owing Landlord by Tenant. [See also 11(e) below]
- (b) Tenant will not do or omit the doing of any act which would vitiate any insurance, or increase the insurance rates in force upon the real estate improvements on the premises or upon any personal property of the Tenant upon which the Landlord by law or by the terms of this lease, has or shall have a lien.
- (c) Subrogation rights are not to be waived unless a special provision is attached to this lease.
- (d) Tenant further agrees to comply with recommendations of Iowa Insurance Service Bureau and to be liable for and to promptly pay, as if current rental, any increase in insurance rates on said premises and on the building of which said premises are a part, due to increased risks or hazards resulting from Tenant's use of the premises otherwise than as herein contemplated and agreed.

(e) **INSURANCE PROCEEDS.** Landlord shall settle and adjust any claim against any insurance company under its said policies of insurance for the premises, and said insurance monies shall be paid to and held by the Landlord to be used in payment for cost of repairs or restoration of damaged building, if the destruction is only partial. [See also 11(a), above]

**12. INDEMNITY AND LIABILITY INSURANCE.** Except as to any negligence of the Landlord, arising out of roof and structural parts of the building, Tenant will protect, indemnify and save harmless the Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the leased premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the Tenant or any person claiming through or under the Tenant. The Tenant further covenants and agrees that it will at its own expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$300,000 for any one person injured, and \$1,000,000 for any one accident, and with the limits of \$100,000 for property damage, protecting the Landlord against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term thereof. Certificates or copies of said policies, naming the Landlord as an Additional Insured, and providing for fifteen (15) days notice to the Landlord before cancellation shall be delivered to the Landlord within twenty (20) days from the date of the beginning of the term of this lease.

Landlord will protect, indemnify and save harmless Tenant from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the leased premises, or due directly or indirectly to the tenancy, use or occupancy thereof by the Landlord or any person claiming through or under the Landlord. The Landlord further covenants and agrees that it will at its own expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$300,000 for any one person injured, and \$1,000,000 for any one accident, and with the limits of \$100,000 for property damage, protecting the Landlord against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term thereof. Certificates or copies of said policies, naming the Tenant as Additional insured, and providing for fifteen (15) days notice to the Tenant before cancellation, shall be delivered to the Tenant within twenty (20) days from the date of the

beginning of the term of this lease. As to insurance of the Landlord for roof and structural faults, see paragraph 11(a) above.

### **13. FIRE AND CASUALTY.**

(a) **PARTIAL DESTRUCTION OF PREMISES.** In the event of a partial destruction or damage of the leased premises, which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within sixty (60) days after its occurrence, this lease shall not terminate but the rent for the leases premises shall abate during the time of such business interference. In the event of partial destruction, Landlord shall repair such damages within sixty (60) days of its occurrence unless prevented from so doing by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material or transportation shortages, or other causes beyond Landlord reasonable control.

(b) **TOTAL DESTRUCTION OF BUSINESS USE.** In the event of a destruction or damage of the leased premises including the parking area (if a parking area is a part of the subject matter of this lease) so that Tenant is not able to conduct its business on the premises or the then current legal use for which the premises are being used and which damages cannot be repaired within sixty (60) days this lease may be terminated at the option of either the Landlord or the Tenant. Such termination in such event shall be effected by written notice of one party to the other, within twenty (20) days after such destruction. Tenant shall surrender possession within ten (10) days after such notice issues, and each party shall be released from all future obligations hereunder, Tenant paying rental pro rate only to the date of such destruction. In the event of such termination of this lease, Landlord at its option, may, rebuild or not, according to its own wishes and needs.

### **14. CONDEMNATION.**

(a) **DISPOSITION OF AWARDS.** Should the whole or any part of the demised premises be condemned or taken by a competent authority for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such proportion of said award as may be fair and reasonable.

(b) **DATE OF LEASE TERMINATION.** If the whole or demised premises shall be so condemned or taken, the Landlord shall not be liable to the Tenant except and as its rights are preserved in paragraph 14(a) above.

### **15. TERMINATION OF LEASE AND DEFAULTS OF TENANT.**

(a) **TERMINATION UPON EXPIRATION OR UPON NOTICE OF DEFAULTS.**

This lease shall terminate upon expiration of the demised term; or if this lease expressly and in writing provides for any option or options, and if any such option is exercised by the Tenant, then this lease will terminate at the expiration of the option term or terms. Upon default in payment of rental herein or upon any other default by Tenant in accordance with the terms and provisions of this lease, this lease may at the option of the Landlord be cancelled and forfeited, PROVIDED, HOWEVER, before any such cancellation and forfeiture except as provided in 15(b) below, Landlord shall give Tenant a written notice specifying the default, or defaults, and stating that this lease will be cancelled and forfeited thirty (30) days after the giving of such notice, unless such default, or defaults, are remedied within such grace period. (See paragraph 22, below.) As an additional optional procedure or as an alternative to the foregoing (and neither exclusive of the other) Landlord may proceed as in paragraph 21, below, provided.

(b) **BANKRUPTCY OR INSOLVENCY OF TENANT.** In the event Tenant is adjudicated a bankrupt or in the event of a judicial sale or other transfer of Tenant's leasehold interest by reason by any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten (10) days from the giving of notice thereof upon giving of ten (10) days written notice by Landlord to Tenant, all to the extent permitted by applicable law.

(c) In (a) and (b) above, waiver as to any default shall not constitute a waiver of any subsequent default or defaults.

(d) Acceptance of keys, advertising and re-renting by the Landlord upon the Tenant's default shall be construed only as an effort to mitigate damages by the Landlord, and not as an agreement to terminate this lease.

(e) **EARLY TERMINATION.** Tenant shall have the option to terminate this lease in the event of (a) a substantial change in ownership of the Leased premises, or (b) in the event of a dissolution, merger, or other reorganization of Tenant required by statute or regulation, or (c) loss of funding or other financial exigency of Tenant, or (d) if an applicable statute, regulation, or ordinance, in its present form or in the future, should render the lease unlawful or financially impractical, or (e) if either Tenant or Landlord shall lose its current (as of the date of execution of this lease) tax exempt status under state or federal law, or (f) if and in the event the leased premises become subject to any personal property taxes or real estate taxes. In the event of such termination for any of the foregoing reasons, Tenant shall provide as much notice as is reasonably practicable, and in any event not less than thirty (30) days notice.

**16. RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF THE OTHER.**

If default shall be made by either party in the performance of, or compliance with, any of the terms, covenants or conditions of this lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies now or hereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the highest legal rate from date of advance.

**17. SIGNS.**

- (a) Tenant does not have the right and privilege of attaching, affixing, painting or exhibiting signs on the leased premises without written approval of the Landlord.
- (b) Landlord during the last ninety (90) days of this lease or extension, shall have the right to maintain in the windows or on the building or on the premises either or both a “For Rent” or “For Sale” sign and Tenant will permit, at such time, prospective tenants or buyers to enter and examine the premises.

**18. MECHANIC’S LIENS.** Neither the Tenant nor anyone claiming by, through, or under the Tenant, shall have the right to file or place any mechanic’s lien or other lien of any kind of character whatsoever, upon said premises or upon any building or improvement thereon, or upon the leasehold interest of the Tenant therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon, and for the further security of the Landlord, the Tenant covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish or agree to furnish any such material, service or labor.

**19. LANDLORD’S LIEN AND SECURITY INTEREST.** Said Landlord shall have, in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitutions therefor, kept and used on said premises by Tenant. Landlord may proceed at law or in equity with any remedy provided by law or by this lease for the recovery of rent, or for termination of this lease because of Tenant’s default in its performance.

**20. SUBSTITUTION OF EQUIPMENT, MERCHANDISE, ETC.** The Tenant shall have the right, from time to time, during the term of this lease, or renewal thereof, to sell or otherwise dispose of any personal property of the Tenant situated on the said demised premises, when in the judgment of the Tenant it shall have become obsolete, outworn or unnecessary in connection with the operation of the business on said premises; provided, however, that the



Tenant shall, in such instance (unless no substituted article or item is necessary) at its own expense, substitute for such items of personal property so sold or otherwise disposed of, new or other item(s) adapted to the Tenant's use of the leased premises, in substitution thereof.

- 21. RIGHTS CUMULATIVE.** The various rights, powers, options, elections and remedies of either party, provided in this lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities, allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way un-remedied, unsatisfied or un-discharged.
- 22. NOTICES AND DEMAND.** Notices as provided for in this lease shall be given to the respective parties hereto at the respective addresses designated on page one of this lease unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall be considered given under the terms of this lease when sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box.
- 23. PROVISIONS TO BIND AND BENEFIT SUCCESSORS, ASSIGNS, ETC.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto: except that if any part of this lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.
- 24. CHANGES TO BE IN WRITING.** None of the covenants, provisions, terms or conditions of this lease to be kept or performed by Landlord or Tenant shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the Landlord and Tenant. This lease contains the whole agreement of the parties.
- 25. CONSTRUCTION.** Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.
- 26.** See Special Provisions, marked Exhibit A, and by this reference made a part thereof.

**[NEXT PAGE SIGNATURE PAGE]**

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year first above written.

City of Dyersville, Iowa, LANDLORD

Northeast Iowa Area Agency on Aging

TENANT

---

Mick J. Michel, City Administrator

---

Tricia L. Maiers, City Clerk

## **EXHIBIT A**

### **SPECIAL PROVISIONS**

1. The primary intent for utilization for this leased premise is to provide adequate space to fulfill the intended activities for Senior Citizens. Its use could also be made available to those organizations approved by the City Administrator that would foster a harmonious atmosphere to its primary use.
2. Security: Tenant agrees that the rented premises shall be locked by Tenant each time Tenant leaves the building; Tenant agrees and understands that the building will be locked remotely by Landlord's security system at 10 p.m. each and every night unless prior written permission is obtained from Landlord (which shall not be unreasonably withheld); if the time at which Landlord's security system automatically locks the building for the night changes from 10:00 p.m., Landlord shall provide Tenant with at least seven days prior notice before the change takes effect. Tenant is responsible for monitoring groups present on the premises at Tenant's invitation.
3. Each party shall be responsible for the removal of their own garbage and refuse.
4. The parties hereto further agree to waive subrogation for purposes of paragraph 11, 12, and 13. Each party hereby waives all claims for the recovery from the other party for any loss or damage to any of its property.
5. Tenant shall be restricted from allowing the sale, transfer or consumption of any alcoholic beverage without the prior written consent of the Landlord or his designated agent.
6. Landlord shall not be obligated to carry "Flood Insurance" on any personal property belonging to the Tenant nor any other insurance on personal property belonging to Tenant.
7. Tenant agrees to name Landlord and Landlord agrees to name Tenant, as Additional Insured (respecting the area leased) as their interests may appear, on their respective insurance policies covering the leased premises in part or in whole.
8. Tenant shall have the right to terminate this lease at anytime by giving written notice to Landlord. Upon such termination, Tenant shall remove the equipment in accordance to section 15 herein.
9. Unless resulting from negligent actions or omissions of, or willful misconduct of, Tenant, its employees, agents or contractors, landlord agrees to hold Tenant harmless and indemnify it and, at Tenant's option defend it from and against all liability, damages, losses, costs, causes of action, charges and expenses, including attorney fees, which Tenant may sustain, incur or be liable for arising out of or related to Landlord's use or occupancy of the leases space and its facilities.