

LEASE AGREEMENT

This Lease Agreement (hereinafter referred to as “Agreement” or “Lease”) is made between the **Board of Commissioners of Effingham County**, a political subdivision of the State of Georgia (hereinafter “Lessor”), and **Aunt Dot’s House, Inc.**, a Georgia Nonprofit Corporation (hereinafter “Lessee”). Lessee hereby offers to lease from Lessor the premises located at 204 Early Street, Springfield, Georgia (hereinafter referred to as “Premises”) upon the following terms and conditions:

1. **TERMS AND RENT.** Lessor demises the above premises for a term commencing on April 7, 2026 and ending on December 31, 2026 (the “initial lease term”) with option to renew annually. Either party may terminate this Agreement without any cause by giving to the other a 30-day written notice of intention to terminate. The rental rate shall be \$10.00 per year due at the signing of this Agreement and on January 1 of each renewal year.
2. **USE.** Lessee shall use and occupy the Premises as a child advocacy center and for no other purpose. Lessee expressly agrees that it will not put the premises to any unlawful or illegal use.
3. **CARE AND MAINTAINANCE OF PREMISES.** Lessor agrees to keep in good repair the roof, foundation, A/C units, and exterior walls of the premises (exclusive of all glass and exclusive of all exterior doors), and underground utility and sewer pipes outside the exterior walls of the building, except repairs rendered necessary by the negligence of Lessee, its agents, employees, or invitees. Lessor gives to Lessee exclusive control of the premises and shall be under no obligation to inspect said premises. Lessee shall promptly report in writing to Lessor any defective condition known to it, which Lessor is required to repair, and failure to report such conditions shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such conditions.

Lessee acknowledges that Lessee is leasing the Premises on an “as is” basis. Lessee accepts the premises in their present condition and as suited for the use intended by Lessee. Lessee shall regularly sweep and clean the sidewalks adjacent to the Leased Premises, as needed, and shall be responsible for keeping the Leased Premises' trash enclosure free of debris. Lessee shall at Lessee's expense arrange for the collection of trash, unless Lessor elects to provide trash collection as a part of the common area maintenance. Lessee agrees to return the premises to Lessor at the expiration or termination of this lease in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted.

4. **NOTICE OF DEFECTS.** All notices with respect to condition of premises must be given to Lessor by Lessee in writing, pointing out the specific defect claimed, in the absence of which Lessor shall be released of any liability therefore to Lessee and its invitees and guests. Lessee hereby specifically waives any law of the State of Georgia in conflict herewith.
5. **ALTERATIONS.** Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements, in, to or about the premises. Any permitted alterations, additions or improvements shall become a part of the premises. Lessee can install fixtures such as stoves, heating units, refrigerators and lighting fixtures, which shall not become a part of the premises and shall be removable by the Lessee at the end of the Lease Agreement. Lessor has the right to demand that any agreed upon alterations, additions or improvements to the premises be placed back in the original condition if deemed necessary by Lessor, and by a contractor of the Lessor's choosing.

6. **ORDINANCES AND STATUTES.** Lessee shall comply with all statutes, ordinances and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee.

7. **ASSIGNMENT AND SUBLETTING.** Lessee shall not assign this lease or sublet any portion of the premises without prior written consent of the Lessor.

8. **UTILITIES.** Lessee shall be responsible for paying all utilities including but not limited to electricity, water, sewer, phone, and internet.

9. **ENTRY AND INSPECTION.** Lessee shall permit Lessor or Lessor's agent to enter upon the premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.

10. **INDEMNIFICATION OF LESSOR.** Lessee will indemnify Lessor and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, bodily injury and/or damage to personal property arising directly from or out of any occurrence in, upon or at the Premises or the occupancy or use by Lessee of the Premises or any part thereof occasioned by any negligent act or willful misconduct of Lessee, its agents, employees, or invitees. In case Lessor shall, without fault on its part, be made a party to any such litigation commenced by or against Lessee, then Lessee shall protect and hold Lessor harmless and shall pay all costs, expenses and reasonable attorney's fees incurred or paid by Lessor in connection with such litigation.

11. **INSURANCE.** Lessee, at its expense, shall maintain public liability and hazard insurance, with an insurer satisfactory to Lessor, including bodily injury and property damage insuring Lessee and Lessor with minimum coverage as follows: Liability limits of not less than One Million Dollars (\$1,000,000.00) for injury or death to any one person and Two Million Dollars (\$2,000,000.00) per incident for injury or death to any number of persons in any one occurrence. Lessee shall obtain insurance to cover any and all losses of Lessee separate and distinct from the above referred policies. It is understood that the insurance coverages and limits required of Lessee hereunder are designed to meet the minimum requirements of Lessee and are not a recommended insurance program for Lessee. Lessee alone shall be responsible for the sufficiency of its own insurance program. Lessee shall obtain and maintain, at its expense, during the term of this Lease personal property insurance coverage in such amount as Lessee shall deem necessary to fully insure Lessee's furniture, fixtures, machinery, equipment, inventory and other personal property located on or about the Premises. Lessee shall provide Lessor with a Certificate of Insurance, upon occupancy. The certificate shall provide for a ten-day advance written notice to Lessor in the event of cancellation or material change of coverage.

12. **EMINENT DOMAIN.** If the premises or any part thereof or any estate therein, or any other part of the premises materially affecting Lessee's use of the premises, shall be taken by eminent domain, this Lease Agreement shall terminate on the date when title vests pursuant to such taking. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof.

13. **DEFAULT.** Pursuant to Section 1 of this Agreement, either party may terminate this Lease without cause and for no reason at all by giving the other party thirty (30) days written notice.

14. **ATTORNEY'S FEES.** In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, Lessor shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

15. **NOTICES.** Any notice which either party may or is required to give, shall be given mailing the same, postage prepaid, return receipt requested, to Lessor at 804 South Laurel Street, Springfield, Georgia 31329 or to Lessee at 204 Early Street, Springfield, Georgia 31329 or at such other places as may be designated by the parties from time to time in writing. A notice shall be deemed given upon 3 days after its date of mailing.

16. **ASSIGNS AND SUCCESSORS.** This Lease Agreement is binding upon and inures to the benefit of the assigns and successors in interest to the parties.

17. **SIGN.** Subject to applicable Laws and Lessor's prior written consent, Lessee shall have the right, at its sole cost and expense, to erect signage upon the Building. Lessee shall not erect any signs other than customary trade signs identifying its business and products, and may not erect a sign or signs on the roof of the Building. At the expiration or earlier termination of this Lease, Lessee shall remove its signage and repair any damage to the Premises or the Building caused thereby.

18. **HAZARDOUS MATERIAL.** In the event the Premises are contaminated by Hazardous Materials (as hereinafter defined) brought thereon by Lessee, its officers, employees, or agents (hereinafter called a 'Lessee's Release'), Lessee shall indemnify, defend and hold Lessor harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including without limitation, attorneys' fees, consultant fees and expert fees) to the extent resulting from a Lessee's Release. Without limiting the generality of the foregoing, the indemnification, defense and hold harmless provided by this section shall specifically cover, to the extent resulting from a Lessee's Release: (i) costs incurred in connection with any investigation of site conditions or any clean-up, remedial, removal or restoration work required by any federal, state or local government agency or political subdivision because of the presence of Hazardous Materials on, under, in or about the Premises and (ii) natural resource damages liability. The foregoing indemnity shall survive the expiration or earlier termination of this Lease.

'Hazardous Materials' as used herein shall mean any pollutant, toxin or regulated substance or material, hazardous waste, hazardous material, hazardous substance, asbestos, methane, petroleum product or oil as defined in or regulated by the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act ('CERCLA'), as amended, the Federal Clean Water Act, as amended, or any other Applicable Laws for the preservation of public health, safety or the environment, whether existing as of the Commencement Date or subsequently enacted.

19. **SEVERABILITY.** If any provision of this Lease Agreement shall be declared invalid or unenforceable for any reason by a court of competent jurisdiction, Lessor and Lessee hereby declare that such provision shall be severable, and that all remaining provisions of this lease shall remain in full force and effect.

20. **APPLICABLE LAW.** The laws of the State of Georgia shall govern this agreement.

21. **VENUE.** Any litigation arising from this Agreement shall be resolved by litigation in the courts of the County in which the Premises is located, or the United States District Court for the

District in which the Premises is located. Both Lessor and Lessee hereby irrevocably consent to personal jurisdiction and venue in such courts for all purposes in connection with any dispute relating to or arising from this Lease.

22. **WAIVER.** No failure of Lessor to enforce any term hereof shall be deemed to be waiver.

23. **SALE OF PROPERTY.** If Lessor sells any of the Leased Premises, Lessor shall be and is entirely relieved of all liability under this Lease, and of all the covenants and obligations contained in or derived from this Lease arising out of any act, occurrence, or omission occurring after the consummation of the sale; and the purchaser, at the sale or any subsequent sale of the Leased Premises, shall be deemed to have assumed and agreed to carry out any of the covenants and obligations of Lessor under this Lease.

24. **ENTIRE AGREEMENT.** The foregoing constitutes the entire agreement between the parties and supersedes any and all prior and contemporaneous agreements, whether oral or written, and may be modified only by a writing signed by both parties.

25. **HEADINGS.** Headings herein are for convenience only and shall not alter, limit or expand the meaning of any written terms and conditions set forth herein.

26. **JOINT DRAFTING CONSTRUCTION.** It is agreed, stipulated and understood that both Lessor and Lessee participated equally in the drafting of this Lease Agreement, and such that any ambiguity or construction or interpretation of any provision contained herein shall not be constructed against either Lessor or Lessee.

27. **TIME OF THE ESSENCE.** Time is of the essence of the Lease Agreement.

28. **NO ESTATE.** This Lease Agreement does not convey or create in the Lessee any interest or estate in the premises, Lessee's sole rights with respect to the premises being as set forth herein.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Agreement to be executed by their duly authorized public and corporate officials on the day indicated below.

This ____ day of _____, 2026.

FOR LESSOR:

**BOARD OF COMMISSIONERS
OF EFFINGHAM COUNTY, GEORGIA,**
a political subdivision of the State of Georgia

By: _____
Name: Damon Rahn
Title: Chairman

Attest: _____
Name: Stephanie Johnson
Title: Secretary

This ____ day of _____, 2026.

FOR LESSEE:

By: _____
Susie Davis
Its: CEO

Attested By: _____
Kelphie Lundy
Its: Secretary

[CORPORATE SEAL]