

LEASE AGREEMENT

This agreement made this ____ day of _____, 202__, by and between **The Village of Ridgeway** (herein after called "Lessor" and **Sleep In Heavenly Peace** (herein after called Lessee) enter into this Agreement (Lease) in consideration of their mutual promises and respective obligations set forth in the following provisions, conditions and covenants:

PROVISIONS, CONDITIONS, and COVENANTS

1. ROOM B11

Lessor hereby agrees to rent space to Lessee in the Ridgeway Community Center located at 208 Jarvis Street; the lower level (B) space hereinafter referred to as "Room".

2. USE

- The Room shall be used for bedding storage only;
- No liquids shall be stored in the Room;
- All storage shall be solely inside of the Room;
- All necessary snow removal will be conducted by Lessor;
- At end of lease the Room used by lessee shall be cleaned by the lessee and all personal effects removed

3. TERM

The Lease shall commence on _____ and expire on _____. Lease will automatically renew annually unless a written 30 day notice to terminate is generated from either party.

4. RENT

As approved by the Village Board, the Lessor will donate the Room space to the Lessee. The Lessee shall pay to Lessor as rent for the Room \$0.00 per term.

5. INDEMNIFICATION

Lessee agrees to indemnify and hold Lessor harmless and free from any and all costs and expenses and liabilities, including attorney fees, arising by reason of any damage or injury to any person or property which may arise from or be due to the occupancy or use of the Room by Lessee, its employees, agents, guests or visitors unless such is caused by or attributable to the negligence or intentional conduct of the Lessor, its agents, contractors, employees or invitees.

6. INSURANCE

Lessee shall, at its sole cost and expense, obtain and maintain throughout the Term of this Lease, insurance covering all of Lessee's Property located on or within the Premises, and Lessor shall have no interest in any proceeds of such policy. In addition, Lessee shall obtain and maintain, at its sole cost and expense, commercial general public liability insurance providing coverage from and against any loss or damage occasioned by an accident or casualty on, about or adjacent to the Premises, including protection against death, personal injury and property damage.

7. NOTICES

All notices, demands, or communications required to be given under this Lease shall be forwarded simultaneously by e-mail, certified mail, or by hand delivery to the respective addresses of the parties.

Addresses of the parties:

LESSEE:
Sleep in Heavenly Peace
338 N. Iowa St.
Dodgeville, WI 53533
projects@mhtc.net

LESSOR:
Village of Ridgeway
208 Jarvis Street, Suite A
Ridgeway, WI 53582
clerk@ridgewaywi.gov

8. ENTIRE AGREEMENT

There are no other agreements, conditions or understandings, either written or oral, between the parties hereto with respect to the Land or Room other than those set forth in the Lease or incorporated by reference. No subsequent amendments, deletions or additions to this Lease shall be binding upon the parties hereto unless such shall be reduced to writing and executed by each of the said parties.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and year first set forth herein.

LESSEE

LESSOR:

Bradley A. Butler

Attest:

Lori L. Phelan, Village of Ridgeway Clerk/Treasurer

DATE