

September 7, 2022

Town of Saratoga
ATTN: Town Council
P.O. Box 486
Saratoga, Wyoming 82331

RE: Corbett Medical Building Lease with Valley Village, Inc. & Excel PreSchool

Mayor & Council:

Based on my prior conversation with Mayor Creed James and the Fire Marshall, I believe I have a redlined version of the Lease Agreement that highlights the main issues for discussion, specifically which responsibilities and obligations should be borne by the Town. I have enclosed the redlined version of the Lease Agreement with this letter.

As a result of the building inspection that was performed by Andrew Meyers at Valley Village, Inc., & Excel PreSchool's sole expense, we propose that the Town be responsible for the following repairs prior to occupancy and maintain the same throughout the term of the Lease, at the Town's sole cost and expense:

1. Paint/stain the exterior of the building
2. Repair/replace the roof
3. Install gutters to keep the crawl space dry
4. Repair/repave the parking lot
5. Repair/replace the pillars

Valley Village, Inc., & Excel PreSchool shall be responsible for the following repairs prior to occupancy and maintain the same throughout the term of the Lease, at its sole cost and expense:

1. Install suitable fire suppression for a Class "I" Building (as designated by fire code). It is expected that this will cost between \$40,000-\$50,000 and it will include a new water meter of 4" or 6" and the installation of a discrete water line for fire suppression only.
2. Enlarge attic access. This will be done as part of the installation of "dry" suppression in the attic.
3. Install operating sensor on garage door, including reverse for obstruction.
4. Fence a portion of Kathy Glode park. In order to obtain the necessary insurance, it is a requirement that a certain part of Kathy Glode park be fenced. This would be paid for at Valley Village, Inc., & Excel PreSchool's sole expense and would be done in a way that was mutually agreeable between the parties.

This letter is in no way an inclusive list of the obligations and responsibilities of the parties. The enclosed Lease Agreement contains the proposed, complete Agreement of the parties.

The full report of the aforementioned building inspection can be made available to the Town upon request.

Please contact me with any questions or concerns. Thank you for your anticipated cooperation.

Sincerely,

Ellie Dana
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