

Tommie. Martin, District I
610 E. Highway 260, Payson, AZ. 85547
(928) 474-2029

Michael A. Pastor, District II
1400 E. Ash St. Globe, AZ. 85501
(928) 425-3231 Ext. 8753

John D. Marcanti, District III
1400 E. Ash St. Globe, AZ. 85501
(928) 425-3231 Ext. 8511



GILA COUNTY
www.gilacountyaz.gov

Don E. McDaniel Jr., County Manager
Phone (928) 425-3231 Ext.8761

Jeff Hessenius, Finance Director
Phone (928) 425-3231 Ext. 8743

1400 E. Ash Street
Globe, AZ 85501

LEASE AGREEMENT NO. 040214

This lease agreement is entered into between Alhambra MHP & Storage, LLC of Phoenix, AZ, hereinafter referred to as **OWNER** and Gila County of Globe, AZ, hereinafter referred to as **GILA COUNTY**.

1. **LOCATION & DESCRIPTION OF LEASED AREA:** This Agreement is to lease Storage Units #S107, #S109 and #S110, all 10' x 20' storage units, at a unit price of \$119.00 per month, for a twelve month period. All units to be leased are located at 1421 E. Monterey Drive, in Globe, Arizona, 85501.
2. **TERM & RATES:** The term of this Agreement shall be for a period of one (1) year, from March 01, 2014 to February 28, 2015. The annual rent shall be at a rate of \$4,284.00, for all units described in this lease agreement, payable within fifteen (15) days of receipt of invoice. An invoice shall be generated by the Owner and mailed to the County address in this lease.

The Owner agrees that the County shall have the right, at its sole option, to renew the contract for two (2) additional one (1) year periods. In the event the County exercises such a right, all terms, conditions and provisions of the original contract shall remain the same and apply during the renewal period.

The County will have exclusive use of the storage room.

3. **LANDLORD – TENANT RELATIONSHIP:** The landlord-tenant relationship shall be governed by A.R.S. §33-301 to 33-381.

This agreement is subject to cancellation pursuant to A.R.S. §38.511.

4. **FISCAL LIMITATIONS:** It is understood and agreed that Gila County's obligation pursuant to this Agreement is contingent upon financial appropriation during the rental period. In the event such financial appropriation is inadequate, Gila County may discontinue occupancy of the office space with thirty (30) days written notice.

5. **TERMS AND CONDITIONS:** Gila County will pay the storage rental amount on an annual basis. Should the business known as Alhambra MHP & Storage, LLC, transfer ownership during the time of the lease period, the prepayment made by Gila County shall also transfer to the new Owner. To the extent that the terms and conditions of this Lease Agreement conflict with the Terms and Conditions of the original Storage Agreements, the terms and conditions of this lease agreement will prevail and govern the contractual relationship between the parties.

6. **NOTICES:** All Notices or Demands upon either party shall be in writing and shall be delivered in person or via mail addressed as follows:

Alhambra MHP & Storage, LLC
 Attn: A.J. Stockwell
 P.O. Box 50202
 Phoenix, Arizona 85076-0202

Gila County Finance
 Guerrero Building
 Attn: Accounts Payable
 1400 E. Ash Street
 Globe, Arizona 85501

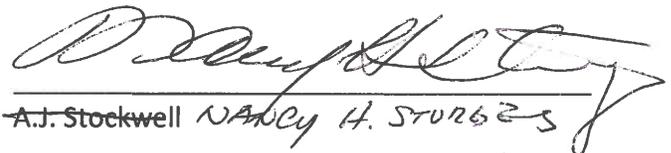
GILA COUNTY



 Don E. McDaniel, Jr., County Manager

Date: 4/16/14

ALHAMBRA MHP & STORAGE, LLC



 A.J. Stockwell NANCY H. STURGES

MANAGING MEMBER

 Title