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

1400 E. Ash Street
Globe, AZ 85501

LEASE AGREEMENT NO. 041014

This lease agreement is entered into between Old Main Storage of Payson, 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 Unit #22, a 10' x 20' storage unit, at a unit price of \$90.59 per month, for a twelve month period. The unit to be leased is located at 200 W. Main Street, in Payson, Arizona, 85541.
2. **TERM & RATES:** The term of this Agreement shall be for a period of one (1) year, from May 01, 2014 to April 30, 2015. The annual rent shall be at a rate of \$1,087.08, 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 Old Main Storage, 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:

Old Main Storage
Attn: Mark Sopeland
P.O. Box 540
Payson, Arizona 85541

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

GILA COUNTY



Don E. McDaniel, Jr., County Manager

Date: 4/23/14

OLD MAIN STORAGE



Mark Sopeland/Owner

Owner

Title