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1400 E. Ash Street
Globe, AZ 85501

GILA COUNTY
www.gilacountyaz.gov

LEASE AGREEMENT NO. 071014

ST. PAUL'S UNITED METHODIST CHURCH

Lease Agreement No. ⁰⁷¹⁰¹⁴~~071914~~ is made this 15TH day of JULY, 2014 by and between St. Paul's United Methodist Church (hereinafter "Landlord") and Gila County dba Gila Employment and Special Training (GEST) (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

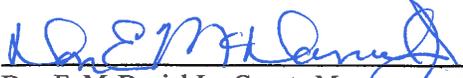
1. Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises: 250 E. Cedar Street, Globe, Arizona 85501 (Commonly known as the Tuffy Tiger Building).
2. The term of Lease Agreement No. 071014 shall be for month to month commencing and ending with 30 days' notice from either party.
3. The Tenant shall pay to Landlord as rent \$500.00 per month, payable on the 1st day of month.
4. This Lease is subject to all present or future mortgages affecting the premises.
5. Tenant shall use and occupy the premises only as an Adult Day Treatment Center* subject at all times to the approval of the Landlord.
6. The Tenant shall not make any alteration, additions or improvements to the premises without prior written consent of the Landlord.
7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant: water, gas, electric, garbage pickup and sewer.
8. The Tenant, at his own expense, shall furnish the following: All other equipment and supplies as needed.

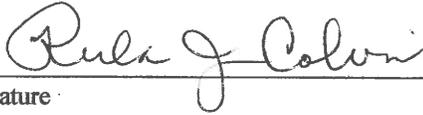
9. The Tenant shall purchase at his own expense public liability insurance in the minimum amount of \$1,000,000 as well as fire and hazard insurance in the amount of \$1,000,000 for the premises and shall provide satisfactory evidence thereof to the Landlord and shall continue in same force and effect throughout the Lease term hereof.
10. The Tenant shall not permit or commit waste to the premises.
11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.
12. The Tenant shall not permit or engage in any activity that will affect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.
13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without prior written consent of the landlord, which consent may not be unreasonably withheld.
14. At the end of the term of Lease Agreement No. 071014, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.
15. Upon default in any term or condition of Lease Agreement No. 071014, the Landlord shall have the right to undertake any or all other remedies permitted by Law.
16. Lease Agreement No. 071014 shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.
17. Trustees have given permission for wheelchair access to be made in (1) one bathroom at the Tenants expense. Other handicapped modifications will be at the Tenants own expense.

IN WITNESS WHEREOF, Lease Agreement 071014 has been duly executed by the parties hereinabove named, on the date and year first above written.

GILA COUNTY

ST. PAUL'S UNITED MEDHODIST CHURCH


Don E. McDaniel Jr., County Manager


Signature

Date: 07-15-14

RULA J COLVIN
Print Name

*Adult Day Treatment Center is defined as premises which are used to provide Day Treatment Adult (D.T.A.) services as defined by the Arizona Department of Development Disabilities (D.D.D.) Only adults who are currently receiving D.T.A. services through the D.D.D. program will be eligible to review Adult Day Treatment Center services at this facility.