

**SEDONA OAK CREEK UNIFIED SCHOOL DISTRICT NO. 9  
AND  
The House Church / Deanna Branaman  
AGREEMENT**

This Agreement is made and entered into upon the date it has been signed on behalf of both parties, the GOVERNING BOARD OF THE SEDONA OAK CREEK UNIFIED SCHOOL DISTRICT NO. 9 (SOCUSD), also referred to herein as "Landlord" or "District" and **Jett Life Ministries, an Arizona nonprofit corporation aka The House Church (hereinafter "The House Church")** referred to herein as "Tenant."

For and in consideration of the covenants and agreements contained in this Agreement to be kept and performed by the parties, it is mutually agreed as follows:

**1. PURPOSE**

The Governing Board of the Sedona Oak Creek Unified School District has determined in good faith that the provision of **The House Church** within the District facilities would promote the operational functioning of the school district and would be in the best interest of the District. Therefore, Landlord agrees to lease appropriate space within the SOCUSD premises to **The House Church** owned by Tenant on the terms below.

**2. DESCRIPTION OF LEASED PREMISES**

The premises to be leased are located at the Big Park/Village of Oak Creek District property located at 25 Saddlehorn Drive, Sedona, Arizona 86351. The primary space measures approximately one thousand, four hundred and eight (1,408.23) square feet. This space is identified as Room B133. Additionally, tenant leases the property Multi-Purpose Room, Building E, for a four (4) hour block each Sunday morning. This used space measures three thousand, six hundred and eighty-five (3,685) square feet. These premises are the demised premises. The Tenant shall have no rights to use or responsibility for any other property that is not within the demised premises unless specifically agreed in this document.

**3. EXTENT AND TIME OF USE**

Tenant will have 24/7 access to the premises. Calculated lease amounts are based upon forty hour per week occupancy for Room B133 and four hour per week occupancy of Building E. The Tenant will provide the District with a schedule of occupancy hours for the purpose of efficiently setting the Energy Management System. The Tenant will provide the District with a yearly calendar and shall notify the Landlord of any changes or closures affecting the projected yearly schedule. Tenant shall give Landlord notice of emergencies as soon as possible. It is agreed that Tenant may use the rented premises year-round and that the Tenant may use the premises at times when the District is not session.

**4. LEASE TERM**

It is agreed that the Lease shall be for the initial term of one year, commencing on **October 1 2018 and ending September 30, 2019**. The initial term may be extended by written agreement of the parties on such terms as agreed. The House Church is given the option to extend the lease for four additional one year terms, provided that it give the district written notice of its intent to exercise said options at least sixty [60] days prior to the end of each one year term.

## 5. FINANCIAL TERMS

The Landlord agrees that Tenant may have the use of the facilities for rent of \$1.00 per square foot or two thousand, one hundred and forty-five and 23/100 Dollars (\$2,145.23) per month, including utilities aligned to standard occupancy. Monthly rental amount for Room 133B is \$1,408.23. Monthly rental amount for Building E, pro-rated to 1 day per week use scheduled as a four-hour block is \$737.00. The Tenant agrees to contribute in-kind maintenance in the form of grounds keeping in designated areas (map appended) to be valued at \$250.00 per month. Therefore, **monthly rent of \$1,895.23** shall be due and payable on the first day of each month.

## 6. RESPONSIBILITIES

- a. SOCUSD agrees to the following:
  - i. To provide adequate access to the facility;
  - ii. To provide major repairs and maintenance as appropriate.
  - iii. To allow Tenant usage of District green areas at times to be agreed.
- b. Tenant agrees to the following:
  - i. To provide enrollment/staff numbers for District's utility figures (sewer, etc).
  - ii. To maintain all required facility licensure and certifications for the staff and facility and to comply with all applicable health and safety requirements.
  - iii. To provide all routine maintenance requirements and custodial and grounds services as indicated in addendum. Tenant agrees that the interior and exterior of the premises will be maintained in clean and good condition at all times. District will allow Tenant to maintain the multi-purpose room in their "set-up" mode unless advised of another event requiring breakdown.
  - iv. Agrees to comply with all policies governing community use of school facilities. Use of school facilities outside of the designated Tenant area will require notification to the District and a Facility Use Agreement.
  - v. Agrees to cooperate with the District concerning scheduling of parking lot space and shared use of green areas so as to avoid any conflict with District operations.
  - viii. All signs of any type to be utilized by the Tenant on the exterior of the building or interior hallways must have the prior approval of the District.
  - ix. The premises shall be used exclusively by Tenant or Tenant's employees solely for Tenant's official business.
  - x. The Tenant will participate in all emergency drills and procedures.

## 7. INSURANCE AND INDEMNIFICATION

Tenant agrees to procure and maintain general liability insurance with a \$1,000,000.00 per occurrence, \$3,000,000.00 general aggregate limit and \$100,000.00 damage to rented premises (fire legal liability). A certificate of insurance evidencing the liability coverage and limits required and including the District as an additional insured, must be furnished to the District on or before the date of this agreement. The Tenant will be responsible to purchase property coverage for the Tenant's contents, equipment, and/or personal business property located at the leased premises. Tenant agrees to indemnify and hold harmless the

District from any and all claims, including defense costs, arising out of the use or maintenance of the leased premises or the Tenant's operations.

## 8. REPAIRS AND ALTERATIONS

The Tenant may make site improvements to the premises only upon written approval by the Landlord. Such improvements made shall remain the property of the Landlord, except for improvements that may be removed without damage to the Premises. The Landlord, at the request of the Tenant, may make improvements to the Premises for which the Tenant shall reimburse the Landlord. The Landlord shall be reasonably available for consultation while improvements are being made. All costs for labor and materials for improvements made by the Tenant shall be at the Tenant's sole cost.

The Tenant shall identify and report to the Landlord regarding any major facility problems and deficiencies requiring repair and/or renovation to ensure Tenant occupancy.

The Landlord shall have the right to enter the facility for the purpose of inspection. The Landlord shall have the right to have emergency repairs made during normal working days and child care hours, such emergency repairs being limited to broken water lines, electrical short circuits, or other conditions which can reasonably be determined to jeopardize the structural integrity or the safety of occupants of the building.

The Landlord agrees, upon request by Tenant and in timely manner, to undertake and complete corrective action on facility site infrastructure problems and deficiencies which are classified as major repairs, including HVAC repair, and which are the responsibility of the Landlord. Landlord will comply with procurement regulations of the State of Arizona. Major repairs under this agreement are those repairs necessary to correct problems with facility structure and integrity, plumbing and sewer, water systems, and infrastructure.

## 9. TERMINATION

This Agreement shall terminate at the expiration of its term, by operation of law, by the occurrence of uncured breaches by Tenant of significant provisions of this MOA, by total destruction of the premises, or upon Sixty (60) days prior written notification. This contract is subject to the cancellation provisions of A.R.S. §38-511.

Tenant agrees to immediately surrender the premises to the Landlord on termination of this Agreement. Tenant agrees to make any necessary interior and/or exterior repairs to restore premises to the same condition as when the Tenant took occupancy upon termination of this agreement. Failure by the tenant to vacate the premises shall constitute a holding-over by the Tenant.

## 10. MISCELLANEOUS

This Agreement may not be assigned by either party without written consent of the other party.

By executing this Agreement, the Tenant acknowledges it has carefully read and reviewed this Agreement and each term and provision contained in it and voluntarily consents to such.

The Agreement is the entire Agreement between the parties and may not be enlarged, modified, or altered except by mutual agreement in writing, signed by both parties.

This Agreement may only be amended by written mutual consent of the parties.

This document represents the complete agreement of the parties and supersedes any prior agreements, written or oral.

## 11. DISPUTE RESOLUTION

If a dispute arises under this agreement, the parties shall use their best efforts to resolve any disputes informally and may agree to mediation prior to the filing of any claim.

## 12. NOTICES

Any and all notices required to be given under this Agreement shall be given in writing to:

LANDLORD

TENANT

Sedona Oak Creek Unified  
School District  
221 Brewer Road, Ste. 100  
Sedona AZ 86336

The House Church  
170 Rimrock Ride  
Sedona, AZ 86351

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed on the date indicated below.

Sedona Oak Creek Unified School District No. 9

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Deanna Branaman, The House Church

By: \_\_\_\_\_ Date: \_\_\_\_\_

SUPERINTENDENT SEDONA OAK CREEK UNIFIED SCHOOL DISTRICT #9

## Appendix A – Groundskeeping Map

