

LEASE TERMS AND CONDITIONS

- **LENGTH OF LEASE:** Three years beginning August 24, 2008 and ending August 21, 2011
- **FEES/DEPOSIT:** The total rental fee for 3 years is **\$220,000**. A deposit of \$12,000 is due on August 1, 2008.
- **BILLING/PAYMENT SCHEDULE:** Payments are to be made quarterly and are due 30 days from invoice date. Payments will be assessed using a graduated fee scale. First year-\$68,000, Second year-\$74,000, Third year-\$78,000
- **AGREEMENT TERMINATION:** Both parties must provide each other a minimum of four months notice in writing of intent to terminate the agreement. CUMC will be required to pay NCC 4 months of fees at a weekly rate of \$1400.
- **LIABILITY INSURANCE:** CUMC will indemnify NCC from any penalties or damages or charges imposed for any violation of laws or ordinances by carrying an insurance policy of a minimum \$2,000,000.
- **CONDITIONS/PROVISIONS:**
 - a. Every attempt will be made by NCC to provide Meiley-Swallow Hall during every Sunday, but NCC reserves the right to substitute alternate comparable space or offer alternative times.
 - b. The Art Gallery/foyer may be used by CUMC as a fellowship gathering area and space for youth educational programs. This area must be returned to the condition in which it was found.
 - c. The Green Room located on the lower level may be used for youth educational programs
 - d. NCC will provide personnel for initial training and to assist with subsequent usage of the sound and lighting equipment throughout the duration of the agreement.
 - e. NCC will provide a lockable storage space for storing equipment and items owned by CUMC.
 - f. CUMC may display temporary identification signage on the exterior of Meiley-Swallow Hall only during the scheduled facility usage. The signage is limited to 2' x 3' "A" frame and must not interfere with sightlines of vehicular traffic. CUMC is prohibited from placing signage on the interior of the building.
 - g. CUMC will make no use of NCC name or logos without consent of the college.
 - h. Parking for CUMC is available during the scheduled dates and times in the Meiley-Swallow parking lot and the Van Buren Faculty parking lot.