

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

**LEASE AGREEMENT AT:
5920 Hagan-Stone Park Road
Pleasant Garden, North Carolina 27313**

THIS LEASE AGREEMENT is hereby made, entered into, and effective as of the 20th day of June 2023, by and between **GUILFORD COUNTY**, a body politic and corporate of the State of North Carolina, hereinafter referred to as “**LESSOR**” and the **CITY OF GREENSBORO**, a North Carolina municipal corporation, hereinafter referred to as “**LESSEE**,” and also collectively referred to as the “Parties.”

WHEREAS, according to the provisions set forth herein and for consideration received, the Parties hereby acknowledge, that LESSEE shall lease from the LESSOR a portion of Hagan-Stone Park, consisting of the Park Activity Building, cabins and Aquatic Center (as outlined below), located at 5920 Hagan-Stone Park Road, Pleasant Garden, North Carolina, 27313 and as may be shown on **Exhibit A**, which is attached hereto and incorporated herein, referred to as the “Property”, and situated in Guilford County. Hagan-Stone Park in its entirety may be referred to herein as the “Park” or “Park Property”.

NOW, THEREFORE, the Parties agree to the following terms and conditions regarding lease of the subject Property, which shall be used solely for the purposes of conducting Camp Joy, a program of the Greensboro Parks and Recreation Department:

1. Property Description.

The LESSOR hereby leases to the LESSEE, and the LESSEE hereby leases from the LESSOR, the following described Property to be used for Camp Joy and related purposes:

The Park Property is located at 5920 Hagan-Stone Park Road, Pleasant Garden, North Carolina. The LESSEE will Lease and occupy the Park Activity Building and Cabins from 8am-4pm, Monday-Friday as shown on **Exhibit A**, as well as the Hagan-Stone Aquatic Center (together, “the Property”) from 9am-3pm, Monday-Friday, from June 20, 2023 to August 4, 2023, excluding July 4th, and during the corresponding weeks, days, and times during the subsequent years of this Lease (subject to adjustment upon mutual agreement). Additional Property description, if any, shall be included on an **Exhibit A**, which will be attached hereto and incorporated herein by reference.

2. Utilities. The LESSOR agrees to provide the utilities as currently available at the site.

3. Operation. LESSEE agrees that the leased Property will only be used for Camp Joy and related purposes. LESSEE will be responsible for all costs associated with day to day operations, including but not limited to, personnel outside of Pool Lifeguards, and additional equipment and services needed. LESSEE agrees that the Property will not be used for any illegal activities.

4. Use and Care of Premises. The LESSEE agrees to maintain and keep the Property in reasonable repair and condition at the LESSEE’s expense. The LESSEE may provide unskilled labor and equipment necessary in making minor repairs and improvements to maintain the Property during the Lease period, normal wear and depreciation expected. The LESSEE shall be fully responsible for any and all damage to any building, furnishings, fixtures, and equipment, or to any other real or personal property, sustained from such use by the LESSEE, whether caused by LESSEE or its’ agents, patrons, invitees, licensees or any other person connected with the LESSEE’S function.

5. Contract Term. The term of this Lease shall be for seven (7) weeks a calendar year for five (5) consecutive years, beginning on June 20, 2023, and ending on June 19, 2028.

The LESSEE will Lease and occupy the Property from 8am-4pm, Monday-Friday, from June 20, 2023 to August 4, 2023, excluding July 4, 2023, and during the corresponding weeks, days, and times during the subsequent years of this Lease (subject to adjustment upon mutual agreement).

6. Rental Payment. The rental amount under this Lease shall be \$600 weekly, or \$4200 for the full seven-week term each year. The full-term payment will be made at the conclusion of the camp annually and shall be paid to LESSOR (GUILFORD COUNTY) by LESSEE. **Said payment is to be Due and Paid by the 10th of August. If LESSOR does not receive the full monthly payment within ten (10) business days after it has become due, the LESSEE agrees to pay LESSOR, as additional rent, a late charge equal to 1.5% of the overdue payment.**

7. Notices. Except where otherwise stated herein, all notices, correspondence, and payments pursuant to this Lease Agreement shall be in writing and delivered personally or mailed or delivered to the following address for the Parties. Either Party may change such address by written notice in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt. Mailed notices will be deemed communicated as of three (3) days after mailing. Notices shall be sent to the following:

Notices to LESSOR:

Attention: Michael Halford
Guilford County Manager
GUILFORD COUNTY
301 West Market Street, 2nd Floor
Greensboro, NC 27401

with a copy to:

Attention: Eric Hilton
Guilford County Facilities Director
GUILFORD COUNTY PROPERTY
MANAGEMENT AND FACILITIES DEPT.
301 West Market Street, 4th Floor
Greensboro, NC 27401

Notices to LESSEE:

Attention: Kobe Riley
Parks and Recreation Deputy Director
CITY OF GREENSBORO
301 S. Greene Street
Suite 300
Greensboro, NC 27401

8. Termination. This Lease may be canceled by LESSEE upon fifteen (15) days written notice to LESSOR. Should LESSEE terminate this Lease early, advance rental payments paid by LESSEE to LESSOR for the terminated Lease period, if any, shall be forfeited by LESSEE.

The LESSOR may cancel this Lease upon fifteen (15) days written notice to LESSEE if the terms of this Lease are breached. Breach of this Lease Agreement shall exist for reasons of **(a)** non-payment of rental fee or more than thirty (30) days late payment of rental fee by LESSEE, **(b)** use of the premises for purposes other than camp-related activities, and/or **(c)** LESSEE not maintaining the

Property as described herein. Should any of these events occur, the LESSOR may proceed to terminate this Lease as provided herein.

Additionally, the LESSOR may cancel this Lease for any reason upon fifteen (15) days written notice to LESSEE. Should LESSOR terminate this Lease early, any advance rental payments which have been paid by LESSEE to LESSOR for the terminated Lease period, if any, shall be refunded to LESSEE by LESSOR within thirty (30) days of date of termination of this Lease Agreement.

9. Surrender. Upon the expiration of or termination of this Lease, LESSEE shall peacefully and quietly leave and surrender the premises in good order and repair to LESSOR, and in the same condition as when delivered to the LESSEE. LESSEE shall retain the ownership of and has the right to remove prior to surrender of the premises all movable equipment, and supplies placed in or on the premises by LESSEE, provided LESSEE repairs any damage to the Property resulting from such removal.

10. Care of Premises. The LESSEE agrees to maintain and keep the Property in reasonable repair and condition at the LESSEE's expense. There shall be no dumping of trash, debris, limbs, stumps, or other waste material on the Property. There shall be no fences or structures permanent in nature erected within the Lease area without express permission from the LESSOR. LESSEE is expected to coordinate with all other adjacent property Lessees (if any) and the LESSOR within Hagan-Stone Park to collaboratively help the appearance and condition of the Park. All maintenance responsibilities of LESSEE are listed within this Agreement.

11. Removable Improvements. In order for the LESSEE to make minor improvements of a temporary or removable nature which do not mar the condition or appearance of the Property at the LESSEE'S expense, the LESSEE must obtain prior approval of LESSOR. LESSOR agrees to let the LESSEE remove such improvements, provided the LESSEE leaves the Property from which such improvements are removed in good condition. LESSEE is strictly forbidden to add any electrical wiring, plumbing, or heating to any building without the prior written consent of the LESSOR.

12. Insurance. LESSEE shall procure and maintain liability insurance at a minimum level (or have in place an equivalent self-funded program) as follows:

Workers Compensation: LESSEE agrees to maintain coverage to apply to all employees for statutory limitations in compliance with the applicable state and federal laws. The policy must include employer's liability with a limit of \$1,000,000 for each accident, \$1,000,000 for each employee, and with a \$1,000,000 aggregate policy limit.

Commercial General Liability: The LESSEE does hereby agree to maintain minimum limits of \$1,000,000 per occurrence, per location, single limit for bodily injury liability and property damage liability, with a \$2,000,000 aggregate limit, per location. This shall include premises and/or operations, independent contractors, products and/or completed operations, broad form property damage and explosion, collapse and underground damage coverage, and a contractual liability endorsement.

Business Auto Policy: LESSEE does hereby agree to maintain limits of \$1,000,000 per accident combined single limit for bodily injury liability and property damage liability. This shall include: owned vehicles, plus hired and non-owned vehicles.

GUILFORD COUNTY shall be named as an additional insured on LESSEE's general liability insurance policy, which shall be primary and not contributory to any other insurance that may be available to the COUNTY. LESSEE will also secure its general liability insurance from an A rated insurance company acceptable to the COUNTY.

Upon entering into this Agreement, LESSEE will provide Certificates of Insurance for meeting the required insurance provisions. **The Certificate of Liability shall state, "Guilford County is added as an additional insured as evidenced by the endorsement attached to this Certificate."**

Original insurance policies or certified copies of policies may be required by the COUNTY (LESSOR) at any time. Current, valid insurance policies meeting the requirements stated herein shall be maintained for the duration of the Agreement. Renewed policies shall be sent thirty (30) days prior to any expiration date. LESSEE will also provide a copy of the additional insured endorsement to the LESSOR with their executed Lease Agreement.

13. Loss Replacement. The LESSOR agrees to replace or repair as promptly as possible any building or equipment leased by LESSEE that may be destroyed or damaged by fire, flood, or other cause beyond the Parties' control or to make rental adjustments in lieu of replacement or repair.

14. LESSOR's Duties. Except as expressly stated herein, LESSOR and its agents or employees shall have no other duties to LESSEE under this Agreement or otherwise related to LESSEE's use of the Property.

15. Lawful Land Use and Responsibilities. The leased Property shall be used strictly for purposes of Camp Joy. LESSEE's use of the Property shall not interfere with LESSOR's intended uses for open space or public trails. Uses prohibited by law on GUILFORD COUNTY Open Space Property shall not be allowed, including but not limited to, uses such as hunting, off-road vehicle use ("4-wheeling"), cutting of timber, and consumption of alcoholic beverages.

16. Sublet, Assignment, Assumption. This Lease cannot be sublet, assigned, or assumed without LESSOR's written approval.

If LESSEE should undergo merger, acquisition, bankruptcy or any change in its ownership or name for any reason, LESSEE must notify LESSOR in writing of these changes and provide LESSOR with legal documentation supporting these changes, such as an Assumption Agreement, Bill of Sale, Articles of Incorporation, Articles of Amendment, sales contract, merger documents, etc. Further, LESSEE will submit the name and address of the assuming entity's registered agent for service of process and/or all notices required under this Lease Agreement.

17. Transfer of Property. If the LESSOR should sell or otherwise transfer title to the Property, they shall do so subject to the provisions of this Lease.

18. Binding on Heirs. The provisions of this Lease shall be binding upon the heirs, executors, administrators, and successors of both LESSOR and LESSEE in like manner as upon the original Parties, except as otherwise provided by mutual written Agreement.

19. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement and no intended beneficiaries other than those identified herein.

20. Independent Contractor. LESSEE shall operate as an independent contractor for all purposes. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the LESSOR or any of their agents or employees and LESSEE, or any of their agents or employees. LESSEE is an independent contractor and not an employee, agent, joint venture, or partner of the LESSOR. LESSEE agrees to make no representations to the contrary.

21. Right of Entry. While this Agreement is in effect, both Parties and their authorized agents and employees shall have the right to access the Property for legitimate purposes. Without limitation, the LESSOR and its representatives and/or agents may enter said premises for the purpose of inspecting the land relating to the performance of maintenance activities on the Property and to ensure compliance with the Lease.

22. Access. All Property leased will be granted sufficient access through all visible roads. These roads are expected to be shared freely and all efforts to collaborate with the LESSOR and maintain roads and property should be pursued.

23. Amendments. All modifications or alterations to this Lease shall be made by written Amendment to this Lease which shall be signed by both the LESSEE and LESSOR.

24. Disclaimer of Warranties/Assumption of Risk. LESSEE acknowledges that it is entirely responsible for determining the suitability of the Park and Property for its purposes, has had sufficient opportunity to do so, relies only on its own observations and conclusions as to the suitability of the Park and Property, assumes all risks related to the Park's and Property's current and future suitability, and disclaims any duty on the part of LESSOR, or LESSOR's agents or employees, to inform LESSEE of facts relevant to the suitability of the Park or Property. LESSEE's sole remedy in the event that the Park or Property is, or at any time becomes, unsuitable for its purposes is to cancel this Lease. **GUILFORD COUNTY (LESSOR) DISCLAIMS ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.**

25. Severability. If any provision of this Lease should be held unenforceable, then such provision will be modified to reflect the Parties' intention. All remaining provisions of this Lease shall remain in full force and effect.

26. Headings/Titles/Wording. Inclusion of titles of paragraphs or section headings, capitalization of certain words or phrases and/or bold face typestyle of certain words or phrases in this Lease Agreement are for convenience purposes only and shall not be used to interpret or construe the provisions of this Agreement. The terms "Contract" and "Agreement" have the same meaning and may be used interchangeably throughout this document. The terms "Attachment," "Exhibit," and "Addendum" have the same meaning and may be used interchangeably throughout this document.

27. Entire Agreement. This Lease Agreement, including the Exhibits and/or Attachments, if any, sets forth the entire Agreement between the Parties. All prior conversations or writings between the Parties hereto or their representatives are merged within and extinguished. This Lease Agreement shall not be modified except by a writing subscribed to by all the Parties.

28. Jurisdiction. The Parties agree that this Lease Agreement is subject to the jurisdiction and laws of the State of North Carolina. LESSEE will comply with bid restrictions, if any, and applicable laws, including N.C.G.S. §143-129(j) regarding E-Verify. Any controversies arising out of this Contract shall be governed by and construed in accordance with the laws of the State of North Carolina.

29. Indemnify and Hold Harmless. To the fullest extent permitted by law, LESSEE agrees to release, defend (including attorney's fees), pay on behalf of, indemnify, and hold harmless LESSOR, its elected and appointed officials, employees, volunteers, and others working on behalf of LESSOR, against any and all claims, demands, suits or loss, including all costs connected thereto, and from any damages which may be asserted, claimed or recovered against or from LESSOR, its elected and appointed officials, employees, volunteers, or others working on behalf of LESSOR, by reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof,

which arises out of or is in any way connected or associated with 1. LESSEE's use or occupancy of the Property or the Park; 2. Camp Joy; or 3. LESSEE's performance or non-performance of the terms of this Lease.

IN WITNESS WHEREOF, the Parties have caused this Lease Agreement to be executed, all pursuant to authority duly granted, as of the day and year first above written.

ATTEST:

GUILFORD COUNTY

Robin B. Keller
Guilford County Clerk to the Board

Jason Jones Date
Guilford County Assistant County Manager

(COUNTY SEAL)

Eric Hilton Date
Guilford County Department Director/Designee

ATTEST:

CITY OF GREENSBORO

City of Greensboro City Clerk Date

Taiwo Jaiyeoba, Greensboro City Manager	Date
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(CITY SEAL)

This instrument has been pre-audited in the manner
Required by the Local Government Budget and
Fiscal Control Act

City of Greensboro Finance Officer _____ Date _____

Exhibit A

Additional Property Description, Map or Plat

