

Red Wing Public Schools
2451 Eagle Ridge Drive
Red Wing, MN 55066



Phone 651.385.4500

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Fax 651.385.4510

LEASE AGREEMENT

This lease agreement made and entered into by and between INDEPENDENT SCHOOL DISTRICT NO. 256, Red Wing, Minnesota, hereinafter referred to as "Lessor", and GOODHUE COUNTY EDUCATION DISTRICT, hereinafter referred to as "Lessee".

1. **Leased Premises:** The Lessor hereby leases to the Lessee, and the Lessee leases from the Lessor, square footage (approximately 382 sf) located in the Red Wing High School at 2451 Eagle Ridge Drive, Red Wing, Minnesota. The space allocated for the Goodhue County Education District for the purpose of targeted services includes one classroom (#1117), specified furnishings including a Smartboard and some computers, and common space access (hallways, entrances, lavatories, parking lot). All utilities (other than phone), maintenance, sewer and water, and garbage cost will be those of the Lessor.
2. **Leased Services:** Copies will be billed to the Lessee in July at a rate not to exceed **\$.10** per copy. Long distance calls, if any, will be billed back to the Lessee.
3. **Lease Term:** The term of this lease shall be for a period of one (1) year, commencing on July 1, 2020 and ending on June 30, 2021.
4. **Rent:** Lessee agrees to pay Lessor **\$2,258** annually. This payment will be due no later than May 31, 2021.
5. **Insurance:** Lessor will be responsible for maintaining insurance covering damages relating to the structure of the property. Lessee will be responsible for maintaining liability and personal property insurance. A certificate of insurance shall be provided to the Lessor at commencement of the lease and thereafter, as to policy renewals, thirty (30) days prior to the expiration of the term of each such policy.
6. **Termination:** Either party can terminate the lease upon three months written notice.

Lessor: Red Wing Public Schools – ISD #256

Signature: _____

Date: _____

Position: _____

Lessee: Goodhue County Education District

Signature: _____

Date: _____

Position: _____