

**Memorandum of Understanding
Between Gatesville ISD and the Gatesville Newspapers Inc (dba The Gatesville
Messenger)**

I. Background and Purpose

The purpose of this contract is to provide the office staff of Gatesville Newspapers Inc (dba The Gatesville Messenger) use of the approximately 750 square feet of office space located at Gatesville Primary at 308 Hornet Way, Gatesville, TX 76528.

II. Statement of Services

Gatesville Newspapers Inc. will perform or understands the following:

- A. Gatesville Newspapers Inc. will use the premises solely for exercising its day-to-day business function. Gatesville Newspapers Inc. will not sublease or reassign its use of the premises.
- B. Gatesville Newspapers Inc. agrees that in exchange for the use and occupancy of the premises, it will keep and maintain the premises secure.
- C. Gatesville Newspapers Inc. acknowledges that Gatesville ID is providing it with the right to use the premises "as is" with all faults, including but not limited to any and all pollutants, asbestos, underground storage tanks, and / or any other hazardous materials and that Gatesville ISD has not made any representations or warranties as to the condition of the premises.
- D. Gatesville Newspapers Inc. will be solely responsible for the management, accountability, and maintenance of all equipment it brings to the premises.

Gatesville ISD will perform or understands the following:

- A. Gatesville Newspapers Inc. requires 24 hour access to the premises including restrooms.
- B. Gatesville Newspapers Inc. requires telephone and internet line and service.
- C. Gatesville ISD shall provide utilities, electricity, gas, maintenance, and janitorial services.
- D. Gatesville Newspapers Inc. requires sufficient parking to accommodate its staff.
- E. Gatesville ISD shall provide routine and preventive maintenance and repair of the premises used by Gatesville Newspapers Inc. .
- F. Gatesville ISD will have the right to enter the premises occupied by Gatesville Newspapers Inc. for various purposes deemed necessary; however, Gatesville ISD will not unreasonably interfere with the use of the premises by Gatesville Newspapers Inc.

III. Contract Amount and Basis for Calculating Costs

Gatesville ISD is providing the use of the all premises at zero cost to Gatesville Newspapers Inc.

IV. Term of Contract and Amendments

The contract term is effective on the execution date and will terminate five (5) years from that date. The contract may be renewed by mutual consent for two (2) additional five (5) year terms. The process of renewal may be initiated by either party by forwarding the written notice to the other party of such intent no less than thirty (30) days prior to the expiration of this agreement. Additionally, this contract may be amended by mutual written agreement of the parties. The contract may be terminated at any time by either party with written notification (with a thirty (30) calendar days written notice).

V. Notice

The respective party will provide any required notice, as noted in this section. Either party may change its information by giving the other party written notice and the effective date of the change.

If to Gatesville Newspapers Inc.(dba The Gatesville Messenger):

David Morris, Publisher
2210 E. Hwy 190, Suite 1, Copperas Cove, TX 76522
Telephone: 254-547-4207
Email: news@coveleaderpress.com

If to Gatesville ISD

Gatesville ISD
Barrett Pollard, Superintendent
311 S. Lovers Lane, Gatesville, TX 76528
Telephone: 254-977-2774
Email: bpollard@gatesvilleisd.org

VI. Certifications

The parties certify that (1) the agreement is authorized by the governing body of each party; (2) the purpose, terms, rights, and duties of the parties are stated within the contract.

The undersigned signatories have full authority to enter into this contract on behalf of the respective parties.

Gatesville ISD
Authorized Representative
Barrett Pollard, Ed.D.
Superintendent

Gatesville Newspapers Inc.
(dba The Gatesville Messenger)
Authorized Representative
David Morris, Publisher

Signature of Authorized Representative

Signature of Authorized Representative

Date

Date