

LEASE AGREEMENT BETWEEN HOLY TRINITY CATHOLIC CHURCH AND
INDEPENDENT SCHOOL DISTRICT #2143

This lease agreement is made and entered into between Holy Trinity Catholic Church, 506 Common St, Waterville, Minnesota hereinafter “Holy Trinity,” and Independent School District #2143 Waterville-Elysian-Morristown, 500 East Paquin Street, Waterville, Minnesota, hereinafter “the District” for the parking lot described below.

Holy Trinity, in consideration of the payments and conditions herein stated, hereby agrees to lease to the District the parking lot located North of Holy Trinity on Common Street, Waterville, Minnesota, hereinafter “the parking lot”.

1. Terms of Lease. The term of this lease shall be for a period of three years from July 1, 2022 to June 30, 2025.
Both parties reserve the right to terminate this lease by providing 18- days written notice to the other party. In such an event, the prorate portion of the lease payment will be returned to the District for the remaining lease year.
2. Lease Payment. The District agrees to pay annually as follows:
 - a. Year 1 (2022): \$5,200
 - b. Year 2 (2023): \$5,300
 - c. Year 3 (2024): \$5,400Payment is due by July 31st of each year.
3. Snow Removal. The District is responsible for scheduling and cost for removing snow from the parking lot.
4. Painting. The District is responsible for the scheduling and cost for painting parking lanes in the parking lot.
5. Repairs. Holy Trinity is responsible for scheduling and cost for general repairs and seal coating the parking lot.
6. Right of Use. Holy Trinity will retain “right of use” of the parking lot for the church functions.
7. Insurance. The District will provide a certificate of insurance to Holy Trinity which names Holy Trinity as insured for the The District’s use of the parking lot.
8. Injuries. The District will be responsible for any injuries, not due to Holy Trinity negligence, that occur as a result of The District’s use of the parking lot.

IN WITNESS WHEREOF, we hereunto set our hand this _____ of _____, 2023.

Holy Trinity Catholic Church Pastor

ISD #2143 Board Chair

ISD #2143 Board Chair