

LEASE AGREEMENT

This lease is made between County of Stokes (PO Box 20, Main Street, Danbury, NC 27016), herein called “Lessor”; and, United Fund of Stokes County, herein called “Lessee”.

WITNESSETH:

For and in consideration of the mutual promises, terms and conditions hereinafter set forth, Lessor hereby leases to Lessee; and Lessee hereby leases from Lessor, the following described premises:

One vacant 8 ft by 14 ft room on the lower lever of the old
School building located at 700 N. Main Street in Danbury,
Stokes County, North Carolina

The TERMS and CONDITIONS of this lease are as follows:

1. Term and Rent. The lease term is month to month commencing December 1, 2021, and continuing on a month to month basis until either party terminates the lease upon 30 days written notice. The rent is one dollar per year.
2. Use. Lessee shall use and occupy the premises as Office space for Stokes County United Fund purposes. The premises shall be used for no other purpose.
3. Care and Maintenance of Premises. Lessee accepts the premises in its current condition, with no obligation upon Lessor to make any repairs or improvements. Lessee shall, at his own expense and at all times, maintain the interior of the premises in good and safe condition, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear expected. Lessee shall be responsible for all repairs and maintenance which may be required to the interior of the premises, excepting any repairs necessitated by structural conditions outside of the premises.
4. Alterations and Signage. Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements, in, to or about the premises.

5. Ordinances and Statutes. Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee.
6. Assignment and Subletting. Lessee shall not assign this lease or sublet any portion of the premises without prior written consent of the Lessor.
7. Utilities. All applications and connections for necessary utility services, other than electricity, on the demised premises shall be made in the name of lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for internet, and telephone services.
8. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.
9. Indemnification of Lessor. Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof, and Lessee agrees to hold Lessor harmless from any claim for damages, no matter how caused.
10. Notices. Any notice which either party may, or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address shown above, or at such other places as may be designated by the parties from time to time.
11. Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the permitted assigns and successors in interest to the parties.
12. Termination. Either party may terminate this lease at the end of any month upon 30 days advance written notice to the other party.
12. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

IN WITNESS WHEREOF the parties have executed this Lease Agreement on the date indicated below.

COUNTY OF STOKES

UNITED FUND OF STOKES COUNTY

By: _____

By: _____

Andy Nickelston
Chairman of the Board
Of Commissioners

Name: _____
Title: _____

Date: _____

Date: _____