

# **Grosse Pointe Public School System – Neighborhood Club Lease Agreement (2024-25)**

THIS AGREEMENT entered into effective this \_\_\_\_ day of October, 2024 between THE GROSSE POINTE PUBLIC SCHOOL SYSTEM, hereafter referred to as Landlord, and the Neighborhood Club, hereafter referred to as Tenant.

- 1) The Landlord, for and in consideration of the covenants and agreements hereinafter mentioned which are to be kept and performed by Tenant, has leased to Tenant certain gymnasium space for a term of 12 months (school year 2024-25), and to continue thereafter from year to year until terminated by either party upon written notice delivered not less than 30 days prior to the end of any 12-month period.
- 2) The gymnasium space hereby leased will be in those school buildings of Landlord as may reasonably necessary to accommodate the community recreation program of Tenant. Such gymnasium space will be made available only on such days and at such times that do not interfere with Landlord's educational program including, but not limited to, curricular and extra-curricular activities, construction activities in its school buildings or the duties of its school custodians.
- 3) Tenant agrees to pay Landlord the sum of \$30,000 made on or before the 1<sup>st</sup> of June 2025 payable to the Grosse Pointe Public School System. During any extension of this lease, the parties will set forth in a letter of agreement the rental terms with respect to such year.
- 4) Failure to pay rent on time is a default by Tenant of its obligations created by the lease and may, in the discretion of Landlord, result in the termination of the Lease Agreement.
- 5) It is agreed that Tenant will not alter the leased premises or Landlord-supplied furnishing in any way, without the written consent of the Landlord.
- 6) Tenant shall not suffer or commit any waste in or about said premises, nor the building of which they are a part, and shall keep said premises, together with the fixtures therein and appurtenances, in a clean, slightly and sanitary condition and in good repair. Tenant further agrees to accept responsibility for damages, acts, or deeds committed/caused by its officers, members or guests and further agrees to reimburse Landlord for any cost of such damages, acts, or deeds immediately upon notification by the Landlord. The Landlord shall repair damages to the structure not caused by Tenant's act or neglect and causing substantial interference with Tenant's quiet enjoyment of the premises.
- 7) The Landlord shall not be responsible for theft, vandalism or mysterious disappearance of personal property of the Tenant and their guests. The Landlord shall not be responsible for any damages, loss or destruction of personal property of Tenant or their guests due to fire, water or any other cause. Tenant is required to purchase insurance for its personal property and their guests' personal property.

- 8) In the event of injuries to the Tenant or their guests through the negligence of the Landlord, its agents, and/or employees, Tenant shall provide Landlord with notice of the occurrence of said injury within five days of the happening thereof. Said notice must be in writing and delivered to the Landlord at its main office. Tenant agrees to hold Landlord harmless of any damage or injury to any person or property of any person arising from the use of the premises by Tenant, or arising from the failure of Tenant to keep the premises in good condition as herein provided. Moreover, Tenant agrees to insure the Landlord named as an additional named insured under the policy of insurance. Upon execution of the lease Tenant will provide Landlord with property damage liability in an amount not less than \$1,000,000.00 for bodily injury liability.
- 9) Tenant shall not use, or permit said premises, or any part thereof, to be used, for any purpose or purposes other than the purpose or purposes for which the said premises are hereby leased; and no use shall be made or permitted to be made of the said premises, nor acts done, which will increase the existing rate of insurance upon the building in which said premises are located, or cause a cancellation of any insurance policy covering said building, or any part thereof, nor shall lessee sell, or permit to be kept, used, or sold, in or about said premises, any article which may be prohibited by the standard form of fire insurance policies. Tenant shall not sublease all or part of any premises leased to it under this Agreement, and shall not charge rent to any other person, organization or entity for the use of such premises.
- 10) FORCE MAJEURE: Neither party shall be liable if the performance of any part or all of this Agreement is prevented, delayed, hindered or otherwise made impracticable or impossible by reason of any act of God, fire, flood, war, riot, civil disturbance, state of emergency, terrorism, epidemic, pandemic, governmental/executive order, quarantine, strike, lockout, labor dispute, or any other occurrence which is beyond the control of either party.
- 11) In the event any part of this Agreement shall be held invalid, the remainder thereof shall remain in full force and effect.

BY MY SIGNATURE BELOW, I AM INDICATING THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS SET FORTH ON THIS LEASE.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

LANDLORD: The Grosse Pointe Public  
School System

TENANT: Neighborhood Club

BY \_\_\_\_\_

BY \_\_\_\_\_

Its Executive Director of Finance and Operations

Its \_\_\_\_\_