

COMMERCIAL RENTAL AGREEMENT

*Between
Kimberly School District
and
RISE Charter School*

PARTIES

This commercial rental agreement is made for and between Kimberly School District (Lessor) and RISE Charter School (Lessee) for the properties located at 203 West Center Street and 141 West Center Street (round building) in Kimberly, Idaho.

LEASE TERM

This agreement shall be for one year beginning July 1, 2023, until June 30, 2024, and will be automatically renewed each year.

Terms and Conditions

PROPERTY

The lessor agrees to lease the Intermediate and portions of the Round Building Property to the Lessee. Lessee will be renting all of the Intermediate building and in the Round Building rooms 53, 54, 55, 56, 57 and will be sharing the teachers' lounge, bathrooms and Rotunda. For the 2023-24 school year, RISE will have use of the LA Thomas on Mondays 11:00 am to 3:10 pm; Tuesdays thru Thursdays 11:30 am to 3:10 pm; Fridays 11:30 am to 1:20 pm. Use outside of these hours by either party may be determined and arranged by the appropriate staff members.

RENT

The Lessor agrees to rent the Property at a rate of 12% of each State Foundation Payment received by RISE Charter School. Payment shall be received by Kimberly School District within ten days of receipt of Foundation payment.

INSURANCE

The Lessee shall secure school liability insurance that includes standard insurance coverages for Idaho Public Schools. Lessee will also obtain school property insurance covering all assets of the school including but not limited to technology, furniture, fixtures, and curriculum supplies. Lessee will provide insurance coverage for the buildings used by RISE Charter School based on the proportion of the building used by

RISE Charter School. The Lessee shall present documentation of these insurances to indicate the Lessor and the Property as insured.

UTILITIES/MAINTENANCE

The Lessor will provide all utilities including but not limited to electricity, water, sewer, garbage disposal and internet. Lessor will also provide maintenance of the property inside and outside, including custodial services.

GOVERNING LAW

This Lease Agreement shall be governed by the laws of the state of Idaho where the Property is located.

AGREEMENT

The Lessee and Lessor are both bound by the terms and conditions of this Agreement until its termination date. If Kimberly School District elects to terminate the lease agreement, advance notice must be given 365 days before said termination. Conversely, RISE Charter School must give Kimberly School District notice by 1 April that the lease will not be renewed.

SIGNATURES

_____ <i>Signature</i>	_____ <i>Signature</i>
_____ <i>Printed Name</i>	_____ <i>Printed Name</i>
_____ <i>Lessee</i>	_____ <i>Lessor</i>
_____ <i>Date</i>	_____ <i>Date</i>