

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF DARLINGTON)

THIS AGREEMENT, made and entered into this th day of October 2018, by and between, THE CITY OF HARTSVILLE, as OWNER of the property mentioned below and, THE HARTSVILLE RESCUE SQUAD, INC., as LESSEE.

1. That the OWNER agrees to lease the property at the corner of Marlboro Avenue and Seventh St in the City of Hartsville to the LESSEE. The address of the said property is as follows: 305 Marlboro Ave, Hartsville, SC 29550.
2. This lease shall run for a term of one (1) year from the day of October , 2018 to the day of day of , 2019.
3. Either party may terminate this agreement any time by giving the other party sixty (60) days advance notice in writing of their intention so to do.
4. The LESSEE agrees to pay the sum of One and no/100th (\$1.00) Dollars as rent for the said property, payable on the first day of term of agreement, beginning on the day of October, 2018. All payments made to the OWNER by the LESSEE, payments should only be made payable to the City of Hartsville and delivered to the office of the City Finance Director during the City's regular hours and workdays.
5. LESSEE shall be solely responsible for the maintenance of the grounds and yards of the leased premises, and all exterior vegetation pursuant to the provisions of the International Property Maintenance Code adopted by the City of Hartsville.
6. LESSEE shall be solely responsible for all maintenance and repairs required to maintain property in current condition.
7. LESSEE shall be solely responsible for any damages done on the premises by LESSEE, LESSEE's agents, invitees, assigns, subcontractors, employees, or anyone else and LESSEE shall, at its own expense, make any repairs by such damages.
8. The OWNER shall not be responsible to the LESSEE for any damages which may be caused by water, sleet, snow or for any other damages whatsoever in any manner caused by the occupancy of the premises.
9. No improvements or attachments shall be placed upon said leasehold property without prior written approval of the OWNER and any and all improvements constructed upon and attached to the said premises by the LESSEE shall become exclusively owned the OWNER.
10. LESSEE shall be responsible for obtaining its own User's and Occupier's casualty for all of its personal property and equipment it may carry upon and use on the leasehold premises and, under no circumstance shall the OWNER be responsible for any damage to LESSEE'S said personal property and equipment. The OWNER shall not be responsible for the loss of any of the LESSEE's personal property and equipment through casualty or theft during its occupancy of the leasehold premises.

11. The OWNER guarantees the peaceful occupation and enjoyment of the premises to the LESSEE during the term provided; however, the OWNER or its authorized agent shall have the right to enter the premises hereby leased at any time it sees fit for the purpose of viewing the premises to see that no waste or damage is being committed and the OWNER shall also have the right and privilege, in the event that the leased premises are for sale, to enter the premises and show the premises to prospective purchasers.
12. This lease is not assignable, and the LESSEE shall not sublet the premises or any part without written consent of the OWNER.
13. The OWNER will call the LESSEE before entering the premises, but will retain the right to enter if determined necessary if the LESSEE is not available to give permission.
14. This agreement is entered between the parties of their own free will and accord, for good and valuable consideration which is hereby acknowledged, and is binding upon their heirs and assigns.
15. If at any time the LESSEE ceases to use the property for rescue squad activities, the lease shall be terminated.

WITNESS our Hands and Seal this _____ day of October, 2018.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:

LESSEE

Witness

OWNER

Witness

(Witness)