

**THIS AGREEMENT** is made and entered by and between **THE CITY OF HARTSVILLE**, hereafter the **LANDLORD**, as owner of the leasehold property described and identified here below, and **Governor's School of Science and Math Foundation (GSSM)**, hereafter the **TENANT**.

**WITNESSETH:**

**LEASEHOLD PROPERTY:** The **LANDLORD** agrees to lease unto the **TENANT** the front half (5 offices) of the Office Building located at 147 West Carolina Ave. The said building is located in the City of Hartsville, County of Darlington, and State of South Carolina.

**PARKING:** **TENANT'S** employees, agents, and contractors shall have the right to park on the gravel and asphalt areas behind the leasehold property which are not reserved for other businesses. The **LANDLORD** may specify parking to be used by the **TENANT** in the future.

**TERM OF LEASE:** This lease shall run for a period of one (1) year, from the first day of May 01, 2017, to the last day April, 2018.

**RENTAL PAYMENTS:** **TENANT** agrees to pay monthly amounts of \$600 rent for the said leasehold premises due on the first day of each month. In the event such payment is not made within ten (10) days after it is due, the **TENANT** shall pay the **LANDLORD** a late charge of \$100.00.

**OTHER CONSIDERATION:** **TENANT** agrees to pay any ad valorem property taxes related to the leasehold premises during the term of this lease or any extensions hereof which the **LANDLORD** may be held responsible for.

**FORFEITURE:** not withstanding the foregoing, if any monthly payment is more than thirty (30) days late, the **LANDLORD** shall have the option to declare all the **TENANT'S** rights hereunder forfeited, and the **LANDLORD**, may proceed without notice to eject the **TENANT** and enforce the collection of rents that are in arrears in any manner provided by law, together with all costs and attorney's fees incurred by the **LANDLORD** in so doing.

**LIEN CREATED IN FAVOR OF LANDLORD:** **TENANT** stipulates and covenants that all property, motor vehicles, goods, and merchandise and all other property placed in and upon the rental premises is owned by the **TENANT** in its own right, and shall become subject to the statutory lien for unpaid rents, arrearages, and late rent payments.

**ALTERATIONS TO LEASEHOLD PROPERTY:** **TENANT** shall not be permitted to make any changes to the leasehold property without advance written approval from the **LANDLORD** and all such changes to the leasehold premises shall become the property of the **LANDLORD**.

**RIGHTS AND RESPONSIBILITIES:**

**TENANT** shall be responsible for the payment of any utility bills related to the **TENANT'S** occupancy and use of the leasehold premises.

**TENANT** shall be responsible for any damages done on the premises either by the **TENANT**, its agents, servants, or employees, and the **TENANT** shall, at **TENANT'S** own expense, make all repairs of such damage.

**TENANT** shall surrender the leasehold property back to the **LANDLORD** at the end of the term of this lease agreement in broom clean, good order and condition, reasonable wear and tear excepted.

**LANDLORD** shall not be responsible to the **TENANT**, its agents, servants, or employees for any damages which may be caused by water, storm, sleet, snow or for any other damages whatsoever in any manner caused by the occupancy of the said leasehold premises.

**TENANT** shall be responsible to maintain renter's insurance during the term of this agreement and any extensions thereof, including casualty or theft insurance, on all personal property which the **TENANT** maintains within the leasehold premises.

**TENANT** shall, at **TENANT'S** expense, obtain and maintain in force for the mutual benefit of **TENANT** and the **LANDLORD** a commercial general liability insurance policy with a combined minimum limit of \$1,000,000.00.

**LANDLORD** shall maintain casualty insurance coverage on the improvements on the leasehold premises to protect the **LANDLORD'S** interest, but **LANDLORD** shall not be responsible for any loss of the **TENANT'S** personal property through casualty or theft during the occupancy of the premises.

**TENANT SHALL HOLD LANDLORD HARMLESS.** Notwithstanding any other provision of this agreement, the **TENANT** agrees to hold the **LANDLORD** harmless from any and all claims for damages or injuries that may be made against the **LANDLORD** arising from the **TENANT'S** use of the leasehold premises during the term of this lease or any extensions hereof.

**PEACEFUL OCCUPATION OF LEASEHOLD PREMISES.** Subject to the other conditions of this agreement, **LANDLORD** guarantees **TENANT'S** peaceful occupation of the leasehold premises during the term of this agreement or any extensions thereof, **PROVIDED HOWEVER**, the **LANDLORD** shall have the right to enter the leasehold premises for the purpose of viewing the premises to see that no waste or damage is being committed and for purposes of showing the leasehold premises to prospective purchasers.

**LEASE NOT ASSIGNABLE.** This lease is not assignable and the **TENANT** shall not sublet any portion of the leasehold premises without the written consent of the **LANDLORD**.

**EARLY TERMINATION OF LEASE.** The **TENANT** shall opt out of this lease agreement with six (6) months advanced written notice to **LANDLORD**.

**RECITALS.** This lease agreement supersedes all prior written or oral agreements and can be amended only through a written agreement signed by both parties; this lease agreement is entered into for good and valuable consideration, which the parties hereby acknowledge; this lease agreement is binding upon both parties, their successors and assigns; and this lease agreement is entered by the parties of their own free will and accord.

This lease agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Natalie M. Zeigler  
City Manager  
City of Hartsville  
PO Drawer 2497  
Hartsville, SC 29551

\_\_\_\_\_  
Kim Bowman  
CEO, GSSM Foundation  
401 Railroad Ave  
Hartsville, SC 29550

WITNESSES:

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\_\_\_\_\_  
Attest: Sherron L. Skipper, City Clerk

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