

NOTICE OF HEARING ON PROPOSED LEASE
TIPPECANOE SCHOOL CORPORATION

You are hereby notified that the Board of School Trustees of Tippecanoe School Corporation will meet at 7:30 p.m. on November 11, 2020, at the Tippecanoe School Corporation Administration Building, 21 Elston Road, Lafayette, Tippecanoe, Indiana, on a proposed Lease to be entered into between Twyckenham Village, Inc., as lessor, and Tippecanoe School Corporation, as lessee.

The proposed Lease (the "Lease") upon which hearing will be held includes principal terms substantially as follows: 1) an initial extended term of one year, 2) lessee renewal options for two additional terms of one year each, 3) fixed term base rental of \$2,031.25 per month for year one, 4) renewal option base rental of \$2,031.25 per month for years two and three, 5) additional rental obligations of lessee including Common Area Maintenance charges payable to lessor, 6) additional obligations of lessee including payment for utilities, maintenance, insurance, legal compliance and the like. Rent is payable monthly during the term. For purposes of this notice, principal rental terms are deemed substantially as stated here if those terms are no greater than ten percent (10%) higher than values stated in this notice. The lease will be available at the Board of School Trustees hearing on November 11, 2020.

The building to be leased to lessee is the part of the existing building and site at 3000 South 9th Street, Lafayette, Indiana, known as Suite E (the "Building"). The Building is commercial building space suitable for use and occupancy by lessee as a Wellness Center and health clinic. The plans for the Building as well as a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the Administration Building of Tippecanoe School Corporation, 21 Elston Road, Lafayette, Indiana. The Lease of the Building is proposed as part of a continuation of a plan for TSC Health and Wellness Center Leases as authorized and approved by the Board of School Trustees of TSC. (1021)

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of such Lease, and upon whether the lease rental provided for therein to be paid to lessor is a fair and reasonable rental for the Building, Suite E, as improved. Such hearing may be adjourned to a later date or dates, and following such hearing the President, Board of School Trustees may either authorize the execution of such Lease as originally agreed upon or may make modifications therein as may be agreed upon with lessor, Twyckenham Village, Inc.

Dated this 29th day of October, 2020.

Secretary, Board of School Trustees
Tippecanoe School Corporation