LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Lease") is made and entered into as of the _10th___ day of September 2020, by and between BOARD OF SCHOOL TRUSTEES OF THE GRIFFITH PUBLIC SCHOOLS, an Indiana nonprofit corporation (hereinafter referred to as the "Landlord"), and CROSSROADS YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., an Indiana nonprofit corporation (hereinafter referred to as the "Tenant").

ARTICLE 1. DEMISE, DESCRIPTION, USE, TERM AND RENT

Section 1.01. ***Subject of Lease.*** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain property and all improvements thereto situated in Lake County, Indiana, commonly known as 1345-1431 N. Broad Street, Griffith, Indiana consisting of at least 10.147 acres with an approximately 71,532 square foot building and other improvements thereon (hereinafter referred to as the "Leased Premises"), and legally described on Exhibit A which is attached hereto and incorporated herein, for a term commencing on August 1, 2020 (hereinafter referred to as the "Date of Commencement") and ending August 30, 2025 (the "Lease Term"), for a rental payment as specified in Article 2 of this Lease. Included in the Leased Premises is all tangible personal property listed on Exhibit B which is attached hereto and incorporated herein.

Section 1.02. ***Delivery of Possession.*** Landlord shall deliver possession of the Leased Premises to Tenant as of the Date of Commencement.

Section 1.03. ***Option.*** Tenant shall have the right to renew the Lease Term (each, a "Renewal Option") for three additional periods of 5 years each (each, a "Renewal Term"), subject to the following terms and conditions:

(a) There is no outstanding default by Tenant and the Lease is then in effect at the time the Renewal Option is exercised;

(b) Tenant shall give notice to Landlord of Tenant's exercise of a Renewal Option not later than 90 days prior to the expiration of the Lease Term (as extended by a previous properly exercised Renewal Option). Such notice shall be given by Tenant to Landlord according to the notice requirements of this Lease.

(c) In the event Tenant effectively exercises a Renewal Option, all of the terms and provisions of this Lease shall likewise be applicable during such Renewal Term. In the event Tenant exercises a Renewal Option, "Lease Term" shall be deemed to include the initial Term and the applicable Renewal Term(s) unless such interpretation is expressly negated.

Section 1.04. ***Year-to Year.*** Upon the written agreement of both parties prior to the termination of the Lease, this Lease may be extended for consecutive one-year periods, subject to Tenant's right to exercise its option for one or more Renewal Terms.

ARTICLE 2. RENT

Section 2.01. ***Base Rent.*** Upon commencement of the Lease Term and continuing until termination of this Lease, Tenant shall pay Landlord monthly rent equal to $3,000 on or before the first day of each month (hereinafter referred to as the "Base Rent"), prorated by day for any partial month. The tenant and the landlord agree to review the monthly base rent amount on an annual basis for adjustments that will be mutually agreed upon.

Section 2.02. ***Payment of Rents, Taxes and Other Charges.*** All of the amounts payable by Tenant pursuant to this Article 2, including but not limited to the Base Rent, shall constitute rent under this Lease and are herein referred to collectively as "Rent." All Rent and other sums, costs, expenses, charges, payments, and deposits which Tenant, pursuant to any provision of this Lease, assumes or agrees to pay, shall be paid, without notice or demand, and without abatement, deduction, counterclaim, or set-off. Tenant shall pay all taxes and other charges required pursuant to Articles 2 and 3 hereof, and all sums, costs, expenses, payments and deposits which Tenant in any of the provisions of this Lease assumes or agrees to pay or deposit, and, in the event of any nonpayment of any of said items, Landlord shall have (in addition to all other rights and remedies) all the rights and remedies provided herein and by law in the case of nonpayment of the Rent.

Section 2.03. ***Taxes and Other Charges.***

(a) Tenant covenants and agrees to pay, as hereinafter provided, all of the following items: general and special real estate taxes and other taxes (including, without limitation, any personal property taxes, sales taxes, use taxes, and the like) assessments, water and sewer rents, rates and charges, excises, levies, license and permit fees, fines, penalties and other governmental charges and any interest or costs with respect thereto, (all of the foregoing being herein sometimes collectively referred to as "taxes") and charges for public and private utilities (including, without limitation, gas, electricity, light, heat, air conditioning, power, and telephone and other communication services), general and special, ordinary and extraordinary, foreseen and unforeseen charges, of any kind and nature whatsoever which at any time during the term of this Lease may be assessed, levied, confirmed, imposed upon, or grow or become due and payable out of or in respect of, or charged with respect to or become a lien on, the Leased Premises, or the roadway in front of or adjoining the Leased Premises, or any space in, over, or under such roadway, or any other appurtenances of the Leased Premises, or any personal property, equipment, or other facility used in the operation thereof, or the rent or income received therefrom, or any use or occupancy thereof, or this transaction, or the rent payable hereunder (all such items being herein called "Impositions"). Provided, however, the parties agree that each will take all steps necessary to make the Leased Premises exempt from all real estate taxes.

(b) In determining the Tenant's obligations for the payment of real estate taxes and assessments under this Article, it is agreed that during each year of this Lease, and any renewals thereof, Tenant shall be responsible for all real estate taxes accruing during Tenant's tenancy in the Leased Premises, regardless of whether such tenancy arises under the Lease, regardless of when such taxes are payable.

Section 2.04 ***Covenant of Cooperation.*** Landlord and Tenant agree that whenever Landlord's or Tenant's cooperation is required in any of the proceedings brought as aforesaid, each will reasonably cooperate therein.

ARTICLE 3. INSURANCE

Section 3.01. ***Required Insurance Coverage.*** During the term of this Lease, Tenant shall choose and maintain, or cause to be maintained, at Tenant's expense, policies of insurance as follows:

(a) ***Fire Insurance.*** Insurance against loss or damage to the Leased Premises on an all risk or special cause of loss form and covering equipment breakdown then in effect, all in an amount sufficient to cover full replacement cost (without depreciation) of the Leased Premises and to prevent a co-insurance provision from becoming effective, but in any event, in an amount not less than One Hundred (100%) percent of the then insurable replacement value of the buildings and fixtures and tenants own business personal property and property in your care, custody and control. A waiver of subrogation in favor of the landlord shall apply.

(b) ***General Liability Insurance.*** Commercial general liability insurance on an ISO CG0001 form or an equivalent written on an occurrence basis against claims for bodily injury, death, and property damage for your operation and occurring in or about the Leased Premises, including but not limited to garages and any streets, alleys, sidewalks or parking areas, passageways, adjoining or appurtenant to the Leased Premises. Such insurance shall afford minimum protection in the following amounts:

$1,000,000 each occurrence
$1,000,000 personal and advertising injury
$2,000,000 general aggregate
$2,000,000 products-completed operations aggregate

Contractual liability coverage to the same or greater extent as covered under ISO commercial general liability coverage form CG 00 01 10 04.

Limits required herein shall apply solely to this location.

Sexual Abuse and Molestation shall be included for limits of not less than $1,000,000 each occurrence.

No exclusion for concussions or other traumatic brain injury

Coverage should include the landlord, its employees and board of directors as additional insureds on a primary non-contributory basis.

Automobile Insurance, covering all owned, leased or hired vehicles with limits of not less than $1,000,000 and include the landlord as an additional insured on a primary non-contributory basis.

Workers' compensation, if applicable, for statutory limits as required by the State of Indiana and including Employer Liability limits in the amount of $500,000/$500,000/$500,000. A waiver of subrogation in favor of the landlord and its employees and board of directors shall apply.

Umbrella (Excess) Liability insurance with a limit of $5,000,000 each occurrence in excess of the general liability, Employer's Liability and business automobile liability coverages. Coverage shall be no less broad than what is provided in the underlying coverages.

(c) ***Other Insurance Required.*** Such other insurance and in such amounts as may from time to time be reasonably required by Landlord or any mortgagee against other insurable hazards which at the time are commonly insured against in the case of Leased Premises similarly situated.

Section 3.02. ***Increase in Policy Limits.*** If by reason of changed economic conditions the insurance amounts referred to above become inadequate, Tenant agrees to pay for any increase in the amounts of such insurance promptly upon Landlord's reasonable request. All policies of insurance carried pursuant to Section 3.01 shall name as insured both Landlord (and Landlord's successors in interest) and Tenant, and, if required, any mortgagees as their respective interests may appear. Anything contained herein to the contrary notwithstanding, the insurance required by Section 3.01 in all events shall comply with the requirements of all mortgages against the Leased Premises.

Section 3.03. ***Responsibility for Premiums.*** All premiums on policies referred to in this Lease shall be paid by and be the sole expense of Tenant. The originals of such policies shall be delivered to Landlord except when such originals are required to be held by any mortgagee, in which case Certificates of Insurance shall be delivered to Landlord. Certificates of Insurance as required under the terms of this Lease shall be delivered to Landlord by Tenant prior to the date Tenant takes possession of the Leased Premises. Policies or certificates with respect to renewal policies shall be delivered to Landlord by Tenant prior to the date Tenant takes possession of the Leased Premises. Policies or certificates with respect to renewal policies shall be delivered to Landlord by Tenant not less than thirty (30) days prior to the expiration of the original policies, or succeeding renewals, as the case may be, together with receipts or other evidence that the premiums thereon have been paid. Premiums on policies shall not be financed in any manner whereby the lender, on default or otherwise, shall have the right or privilege of surrendering or canceling the policies; provided, however, that Tenant may pay premiums in installments so long as such method of payment does not constitute a default under any mortgage.

Section 3.04. ***Limitation of Obligation and Cancellation.*** Each policy of insurance required under this Article shall have attached thereto an endorsement that such policy shall not be canceled or modified without at least thirty (30) days prior written notice to Landlord, and, if required, to each mortgagee. Each such policy shall contain a provision that no act or omission of Tenant shall affect or limit the obligation of the insurer to pay the amount of any loss sustained.

Section 3.05. ***Blanket Policies.*** Any insurance provided for in this Article may be effected by a policy or policies of blanket insurance; provided, however, that the amount of the total insurance allocated to the Leased Premises shall be such as to furnish in protection the equivalent of separate policies in the amounts herein required, and provided further that in all other respects, any such policy shall be submitted to Landlord not less than thirty (30) days prior to expiration of an existing policy. In any such case, it shall not be necessary to deliver the original of any such blanket policy to Landlord, but Tenant shall be furnished with a certificate or duplicate of such policy reasonably acceptable to Landlord.

Section 3.06. ***Insufficiency of Proceeds.*** In the event insurance proceeds are insufficient to pay for all expenses attributable to any loss or charge which is the responsibility of Tenant, Tenant shall pay the difference to Landlord upon demand.

Section 3.07. ***Obligation to Repair Building.*** If the building located on the Leased Premises shall be destroyed or damaged in whole or in part by fire or other casualty of any kind or nature, ordinary or extraordinary, foreseen or unforeseen, Tenant shall give Landlord immediate notice thereof. Tenant shall proceed to promptly repair, alter, restore, replace, and rebuild the same, in the same condition as existed immediately prior to such occurrence. All work shall be done in accordance with the provisions of this Lease and local law. Tenant shall not suffer any mechanic's liens to be filed against the Leased Premises.

Section 3.08. ***Disposition of Insurance Proceeds.*** Tenant shall have the right to employ contractors to repair any damaged property subject to Landlord's approval. All insurance proceeds shall be payable to Landlord and Tenant who shall pay over to the respective contractors, suppliers, or materialmen, from time to time, any insurance proceeds which may be received. Prior to the making of any repair, Tenant shall furnish Landlord with an estimate of the cost of such repairs, prepared by a general contractor reasonably approved by Landlord, and such insurance proceeds shall be paid to the contractors, suppliers or materialmen, from time to time thereafter in installments as the making of such repairs or restorations progresses upon application showing the cost of labor and material incorporated in such repair or restorations, or incorporated therein since the last previous application upon presentation of applicable waivers of lien.

ARTICLE 4. UTILITIES

Section 4.01. ***Tenant's Obligation.*** Tenant shall, during the term hereof, pay all charges for telephone, gas, electricity, sewage, and water used in or on the Leased Premises and for the removal of rubbish therefrom immediately on becoming due and shall hold Landlord harmless from any liability, therefore. Tenant further agrees to pay all charges for repairs to water meters on the Leased Premises whether necessitated by ordinary wear and tear, temperature extremes, accident or any other causes. Such payments shall be made immediately on becoming due. Tenant shall, during the term hereof, maintain and provide all necessary service mains and conduit to furnish water, gas, electric and sewer service to the Leased Premises.

ARTICLE 5. WASTE AND NUISANCE

Section 5.01. ***Waste/Nuisance.*** Tenant shall not commit, or allow to be committed, any waste on the Leased Premises, nor shall it maintain, commit, or permit the maintenance of any nuisance on the Leased Premises or use the Leased Premises for any unlawful purpose.

ARTICLE 6. REPAIRS

Section 6.01. ***Tenant's Duties to Repair and Maintain.*** Tenant has had a reasonable opportunity to inspect the Leased Premises and accepts the same AS IS, in its present condition, acknowledging that Landlord has made no representation or warranty regarding the condition of the Leased Premises or its suitability for Tenant's purposes. Tenant solely agrees to keep the Leased Premises in good order including structural repairs and reasonable wear and tear. Tenant further solely agrees to keep the Leased Premises clean and to repair or replace all broken or damaged glass, doors, windows, entryways and awnings, floors, stairways, railings or other portions of the Leased Premises. Tenant and Landlord agree to repair major mechanical items associated with the Leased Premises such as: plumbing fixtures and pipes, furnaces, fans, air conditioners, mechanical and electrical equipment, in the following proportional cost allocation noted below:

Repair Cost	Proportional Allocation
$0.00 to $30,000.00	One Hundred Percent (100%) of cost allocated to the Tenant;
$30,000.01 to $60,000.00	Seventy-Five Percent (75%) of cost allocated to the Tenant and Twenty-Five Percent (25%) of cost allocated to the Landlord;
$60,000.01 to $90,000.00	Sixty Percent (60%) of cost allocated to the Tenant and Forty Percent (40%) of cost allocated to the Landlord; and
$90,000.01 (+)	Fifty Percent (50%) of cost allocated to the Tenant and Fifty Percent (50%) of cost allocated to the Landlord.

Tenant and Landlord agree to each solicit a quote for repair to the major mechanical items listed above and then have work completed by the lowest bidder. Tenant also solely agrees to keep in good repair the roof, walls, floor and other structural components of the Lease Premises, including walls and floor coverings installed by Tenant, and the parking area, including repairs necessitated by the conduct of Tenant or any of Tenant's agents or customers. Tenant shall solely keep the pavements and appurtenances free of ice and snow and trash and expressly agrees to assume sole liability for accidents alleged to have been caused by their defective condition.

ARTICLE 7. ALTERATIONS, IMPROVEMENTS AND FIXTURES

Section 7.01. ***Changes to Leased Premises.*** Tenant shall have the right to improve, add to, or alter the Leased Premises and to install fixtures thereon only with Landlord's written approval which shall not be unreasonably withheld; provided, that on expiration or sooner termination of this Lease, at Landlord's election all improvements, including fixtures and any additions, alterations, or repairs to the Leased Premises placed on or made to the Leased Premises by Tenant during the term hereof, shall revert to and become the absolute property of Landlord, free and clear of any and all claims against Landlord by Tenant or any third person, and Tenant hereby agrees to hold Landlord harmless from any claims that may be made against such improvements by any third person. The Base Rent shall not be increased as a consequence of Tenant's improvements to the Leased Premises.

Section 7.02. ***Sign.*** Tenant shall have the right at its sole expense, to erect signs at any portion of the Leased Premises, subject to applicable laws and deed restrictions. Upon termination of this Lease, if Tenant shall elect to remove such signs, Tenant shall be responsible to repair any damage caused by such removal.

ARTICLE 8. QUIET POSSESSION

Section 8.01. ***Covenant of Quiet Possession.*** Landlord shall, on the commencement date of the term of this Lease as hereinabove set forth, place Tenant in quiet possession of the Leased Premises and shall secure it in the quiet possession thereof against all persons claiming the same during the entire Lease term and each extension thereof.

Section 8.02. ***Subrogation.*** This Lease and any extensions of the term hereof shall be subordinate, at the option of Landlord, to any and all encumbrances given by Landlord on the Leased Premises, provided that Tenant's said quiet possession of the Leased Premises shall not be disturbed.

ARTICLE 9. SURRENDER OF LEASED PREMISES

Section 9.01. ***Removal of Property.*** Tenant shall, without demand therefor and at its own cost and expense within ten (10) working days after expiration or earlier termination of the term hereof or of any extended term hereof, remove all personal property and trade fixtures belonging to it and all alterations, additions, or improvements, and fixtures which by the terms hereof it be permitted to remove; repair all damage to the Leased Premises caused by such removal; and restore the Leased Premises to the condition they were in prior to the installation of the property so removed. After ten (10) working days or any reasonable extension of time provided hereunder, any property not so removed shall be deemed to have been abandoned by Tenant and may be retained or disposed of by Landlord. The Tenant shall remain liable for Rent to Landlord until such time as Tenant removes its property or Tenant's property has been deemed abandoned as defined under the provisions of this Section.

Section 9.02. ***Condition of Property.*** Tenant agrees to and shall, on expiration or earlier termination of the terms hereof or of any extended term hereof, promptly surrender and deliver the Leased Premises to Landlord without demand therefor in good condition, ordinary wear and tear and damage by the elements, fire or act of God, or by other cause beyond the reasonable control of Tenant, excepted.

ARTICLE 10. CONDEMNATION

Section 10.01. ***All and Partial Leased Premises.*** If during the term of this Lease or any extension or renewal thereof, all of the Leased Premises should be taken for any public or quasi-public use under any law, ordinance, or regulation or by right of eminent domain, or should be sold to the condemning authority under threat of condemnation, this Lease shall terminate and the rent shall be abated during the unexpired

portion of this Lease, effective as of the date of the taking of said Leased Premises by the condemning authority.

Section 10.02 ***Allocation of Awards.*** Landlord shall each be entitled to receive and retain such separate awards and portions of lump-sum awards as may be allocated to their respective interests in any condemnation proceedings. The termination of this Lease shall not affect the rights of the respective parties to such awards.

ARTICLE 11. DEFAULT AND REMEDIES FOR DEFAULT

Section 11.01. ***Events of Default.*** Each of the following events shall be an "Event of Default" hereunder:

(a) Failure of Tenant to pay any installment of rent or any part thereof or any other payments of money, costs, or expenses herein agreed to be paid by Tenant, when due, and the continuance of such failure for a period of 7 days after receipt of a written demand from Landlord;

(b) Failure to observe or perform one or more of the other terms, conditions, covenants, or agreements of this Lease and the continuance of such failure for a period of 30 days after receipt of written notice by Landlord specifying such failure (unless such failure requires work to be performed, acts to be done, or conditions to be removed which cannot by their nature reasonably be performed, done, or removed, as the case may be, within such 30 day period, in which case no default shall be deemed to exist so long as Tenant shall have commenced during the same such 30 day period and shall diligently and continuously prosecute the same to completion);

(c) The filing of an application by Tenant for, or a consent to the appointment of, a receiver, trustee or liquidator of itself or of all of its assets;

(d) The filing by Tenant of a voluntary petition in bankruptcy or the filing of a pleading in any court of record admitting in writing its inability to pay its debts as they become due;

(e) The making by Tenant of a general assignment for the benefit of creditors; or

(f) The breach of an obligation or representation by Landlord hereunder in which case Landlord shall indemnify and hold Tenant harmless from any expense and cost incurred by Tenant as a result of such breach.

Section 11.02. ***Notice of Default and Terminations.*** If an Event of Default shall occur, Landlord, within a reasonable time thereafter (and if Tenant has continued to fail to cure such default), may at its option give written notice thereof to Tenant stating that this Lease and the term hereby demised shall expire and terminate on the date specified in such notice, and upon the date specified in such notice, this Lease and the term hereby demised, and all rights of Tenant under this Lease shall expire and terminate as if that date were the date herein definitely fixed for the termination of the term of this Lease. Tenant shall thereupon quit and surrender the Leased Premises but shall remain liable as hereinafter provided.

ARTICLE 12. INSPECTION BY LANDLORD

Section 12.01. Tenant shall permit Landlord and Landlord's agents to enter into and upon the Leased Premises at all reasonable times for the purpose of inspecting the same or for the purpose of maintaining or making repairs or alterations to the Leased Premises, and to verify that Tenant is complying with all Articles of this Lease.

ARTICLE 13. ASSIGNMENT AND SUBLEASE

Section 13.01. ***Assignment and Subletting by Tenant.*** Tenant may not sublet all or portions of the Leased Premises for the remainder of the term without the prior written approval of Landlord, which approval shall be in Landlord's reasonable discretion, provided that the business or occupation of the subtenant is not hazardous, disreputable or illegal and provided further that Tenant shall remain primarily liable for the payment of the rent herein reserved and for the performance of all of the other terms of this Lease required to be performed by Tenant.

Section 13.02. ***Assignment by Landlord.*** Landlord is expressly given the right to assign any or all of Landlord's interest under the terms of this Lease.

ARTICLE 14. MISCELLANEOUS

Section 14.01. ***Notices.*** All notices provided to be given under this Lease shall be given by certified mail, (return receipt requested) addressed to the proper party, or by personal messenger service, (return receipt requested) at the following addresses:

Landlord:	602 N. Raymond St. Griffith, Indiana 46319 Attn: Superintendent, Director of Business Services Corporation Counsel	Tenant:	100 W. Burrell Crown Point, Indiana 46307

Any notice, request or demand required to be given in writing, shall be deemed to have been served and given to the party receiving such notice upon receipt. In any instance where a time period is designated for a response or for future action pursuant to the terms of this Lease, then such time shall begin to run upon receipt of the notice at the designated address for service of such notice by the parties so affected.

Section 14.02. ***Attorneys' Fees.*** In the event any party to this Lease is compelled to enforce its provisions in litigation commenced against another party hereto, then the prevailing party in such litigation shall be entitled to recover its reasonable attorney fees, court costs, and other litigation expenses from the non-prevailing party in such litigation.

Section 14.03. ***Parties Bound.*** This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns when permitted by this Lease.

Section 14.04. ***Applicable Law.*** This Lease shall be construed under and in accordance with the laws of the State of Indiana.

Section 14.05. ***Legal Construction.*** In case any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Lease shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. This Lease shall be interpreted as if drafted by both parties to this Lease.

Section 14.06. ***Entire Agreement of the Parties.*** This Lease constitutes the sole agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter within it.

Section 14.07. ***Amendment.*** No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof, and duly executed by the parties hereto.

Section 14.08. ***Waiver of Default.*** No waiver by the parties hereto of any default or breach of any term, condition, or covenant of this Lease shall be deemed to be a waiver of any other breach of the same or any other term, conditions, or covenant contained herein.

Section 14.09. ***Excuse.*** Neither Landlord or Tenant shall be required to perform any term, condition, or covenant in this Lease so long as such performance is delayed or prevented by any acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, and any other cause not reasonably within the control of Landlord or Tenant and which by the exercise of due diligence Landlord or Tenant is unable, wholly or in part, to prevent or overcome.

Section 14.10. ***Time of Essence.*** Time is of the essence of this Lease.

Section 14.11. ***Corporate Authority.*** Each party represents and warrants to the other party that it has proper authority from its Board of Directors to execute this Lease and that the person executing this Lease has full and proper authority to do so.

Section 14.12. ***Compliance with Law.*** Landlord represents and warrants to Tenant that the execution, delivery and performance of this Lease by Landlord complies in all respects with Indiana law, including, but not limited to, Indiana Code 20-47 et seq.

Section 14.13. **Public Action** – It is expressly stated that this Lease is entered after action at a Public Meeting of the Board of School Trustees of the Griffith Public Schools, on the 10th day of September, 2020, wherein, by a vote of ___ favor, ____ against, and ____ absent, this Lease was directed to be made, and the President of the School Board and the Secretary of the School Board were directed to execute and attest hereto, respectively.

IN WITNESS WHEREOF, the undersigned has executed this Lease effective as of the day and year set forth below.

Landlord: Board of School Trustees of The Griffith Public Schools

Kathy Kuyoski
President

Secretary

Date: 9/10/2020

Tenant: Crossroads Young Men's Christian Association, Inc.

Jay Buckmaster
Its: CEO

Date: 9-20-20

CONSENT AND APPROVAL

We, the Griffith Public School Building Improvement Corporation, provide consent and approval to the BOARD OF SCHOOL TRUSTEES OF THE GRIFFITH PUBLIC SCHOOLS and the Crossroads Young Men's Christian Association, Inc., entering into by fully executing the above-stated Lease Agreement.

By: _____

Date: 9-16-20

By: _____

Date: 9/16/2020

By: _____

Date: 9/10/20

EXHIBIT A

Legal Description of Leased Premises.

Legal Description of Leased Premises

DESCRIPTION: Part of the Northwest Quarter of Section 26, Township 36 North, Range 9 West of the Second Principal Meridian in the Town of Griffith, Lake County, Indiana, being more particularly described as follows: Commencing at the intersection of the East Right of Way line of Broad Street and the North Right of Way line of 40th Place, extended West, thence North 90° 00' 00" East, along said North Right of Way line extended West, a distance of 142.34 feet, thence North 00° 00' 00" East, a distance of 44.67 feet, to the point of beginning, thence continuing North 00° 00' 00" East, a distance of 176.53 feet; thence North 90° 00' 00" West, a distance of 6.98 feet; thence North 00° 00' 00" East, a distance of 36.66 feet, thence North 90° 00' 00" West, a distance of 5.36 feet, thence North 00° 00' 00" East, a distance of 82.02 feet; thence North 90° 00' 00" East, a distance of 4.33 feet, thence North 00° 00' 00" East, a distance of 25.83 feet, thence North 45° 00' 00" West, a distance of 23.50 feet; thence North 45° 00' 00" East, a distance of 35.83 feet, thence South 45° 00' 00" East, a distance of 23.50 feet, thence North 90° 00' 00" East, a distance of 7.00 feet; thence North 00° 00' 00" East, a distance of 14.67 feet; thence North 90° 00' 00" East, a distance of 15.33 feet; thence North 00° 00' 00" East, a distance of 3.17 feet; thence North 90° 00' 00" East, a distance of 28.71 feet, thence South 00° 00' 00" West, a distance of 3.17 feet; thence North 90° 00' 00" East, a distance of 115.18 feet, thence North 00° 00' 00" East, a distance of 2.00 feet; thence North 90° 00' 00" East, a distance of 133.86 feet; thence South 00° 00' 00" West, a distance of 2.00 Feet, thence North 90° 00' 00" East, a distance of 104.40 feet, thence South 00° 00' 00" West, a distance of 69.29 feet; thence South 90° 00' 00" West, a distance of 277.26 feet, thence South 45° 00' 00" West, a distance of 2.00 feet, thence South 45° 00' 00" East, a distance of 131.50 feet; thence South 45° 00' 00" West, a distance of 101.50 feet, thence North 45° 00' 00" West, a distance of 131.50 feet; thence South 45° 00' 00" West, a distance of 2.00 feet; thence South 00° 00' 00" West, a distance of 213.68 feet, thence South 90° 00' 00" West, a distance of 69.35 feet, to the point of beginning, all in the Town of Griffith, Lake County, Indiana; and

Part of the Northwest Quarter of Section 26, Township 36 North, Range 9 West of the Second Principal Meridian in the Town of Griffith, Lake County, Indiana, being a 8 foot wide easement, which centerline is more particularly described as follows: Commencing at the intersection of the East Right-of-Way line of Broad Street and the North Right-of-Way line of 40th Place extended West thence North 00° 00' 00" East, along said East Right-of-Way line, a distance of 48.67 feet, to the point of beginning of said centerline of 8 foot wide easement; thence North 90° 00' 00" East, a distance of 142.34 feet, to the point of termination of said centerline of 8 foot wide easement, all in the Town of Griffith, Lake County, Indiana.

EXHIBIT B

Ready Elementary School Inventory

Room		File Cabinet	Teacher Desk	Teacher Chair	Adult Chair-No Wheels	Student Desk	Student Chair	Rectangular Table	Small Table	Garbage Can	Metal Cabinet	Bookshelf	Other
105 (Grinder)		0	0	0	2	1	18	7	0	1	0	0	13 black student chairs/we took these to Belringer per Ambre
Back Room (105-108)		0	0	0	0	0	0	4	0	0	0	0	
108 (Kharchal)		0	0	0	0	28	32	1	0	2	0	0	
(Corle)		0	0	0	0	0	14	1	0	2	0	0	
101 (Foge)		0	1	1	1	0	25	2	0	2	0	0	
119 (Empty)		0	1	0	0	0	24	0	0	1	0	0	
Back Room (119-122)		0	0	0	0	0	8	0	0	0	0	0	
122 (Empty)		0	1	0	0	17	16	0	0	0	0	0	
121		0	1	0	2	24	0	0	0	2	0	0	
Back Room (121-126)		0	0	0	0	0	0	0	0	0	0	0	
126		0	1	2	0	20	18	1	0	2	0	0	
132 (Duffula)		1	1	0	0	4	35	0	0	1	0	0	
216 (LRE)		1	0	0	1	15	27	2	0	3	0	0	
Library		2	2	0	0	0	0	0	0	1	0	0	
244 (Counselor)		1	1	0	0	0	0	1	0	2	0	1	
Gym Office		0	1	0	0	1	0	1	0	1	0	0	
Gym Closet		0	0	0	0	0	0	0	1	0	1	0	Volleyball net, 1 mic stand 3 risers, rolling table
221 (Art)		1	1	0	0	3	0	2	0	2	2	2	5 cafeteria tables, 4 rolling storage units, 1 easel, 1 paper cutter, 3 partitions
241 (Old Title Office)		0	4	0	0	5	0	0	0	0	0	0	
224 (Music)		4	2	0	4	7	3	1	1	1	0	0	Piano and bench, 30 student 1 piece desk and chair combo
301 (McGuire)		0	1	0	0	0	25	1	0	1	0	0	
Back Room (301-304)		0	0	0	0	0	4	1	0	0	1	0	
304 (Miss D.)		0	1	0	0	0	17	0	0	0	0	0	
306 (Carver)		0	3	2	0	0	13	0	1	2	0	0	
307 Hudson		1	1	0	0	0	21	1	0	0	0	0	
Back Room (307-314)		0	0	0	0	0	5	1	0	0	0	0	1 rolling cart
314 (Getty)		0	1	0	0	355	77	0	0	0	0	0	
315 (Jorden)		0	1	0	0	0	3	0	0	0	0	0	
Back Room (315-322)		0	0	0	0	0	0	0	0	0	1	2	1 round table
322 (Wagman)		0	1	0	0	0	12	1	0	2	0	0	1 rolling table
339 (Book Room)		0	1	1	0	0	8	0	0	1	0	0	2 round tables, 1 rolling table
336 (Breclaw)		1	1	0	5	0	3	0	0	0	0	0	
Back Room		0	0	2	0	0	0	1	0	0	0	0	
333 (Zwiers)		0	1	0	22	0	160	0	0	2	0	0	
329		0	2	0	0	0	10	2	0	2	0	0	1 round table
328		0	1	0	0	0	0	0	0	1	2	0	1 metal coat rack
Empty Room		0	1	0	0	0	1	0	0	1	0	0	
Boys Bathroom Red Hall													Water Pump, 5 gallon bucket, 75 foot garden hose
Maintenance area													1 stainless steel (2 shelf) cart, $50.00/1 nice push broom $8.00/2 long squeegees $10.00
													1 (2 drawer) file cabinet $10.00/5 metal shelves $15.00/1
													5 snow shovels $25.00/1 rubbermaid (big wheel)wheel barrell $150.00
													1 craftsman grinder 1 7/4-hp $150.00/2 rubbermaid garbage cans on wheels $60.00
													8 (50 lb) rock salt for sidewalks $15 each =$120.00
Brenner's office		1	1							2		2	**2 piece wrap 'L' desk w/matching 2 bookcase (5shlf) & x-large file
Storage room		4										2	lettering for outside sign, one 25 gal. garb. Can, 1 hvy dty plastic cart.
Teacher lunch room							2						3 large round tables, one 25 gal. garb. Can, counter w/shelves and 1 small wood shelf
Teacher work room								1	1	1			1 lg cabinet w/2 doors, 1 blk cart, one 25 gal. garb. Can
Room w/safe		2											2 metal shelves(7 shelf), 2 mailbox shelves.
Nurses office		1	1	1			1						
Nurse bathroom										1			1 ten gal metal garbage can w/lid
Patient room			1				3			2			1 clock, 1 red cot for sick to lay on & 1 red bio-hazard metal container
Main office										2			3 piece desk w/1 matching two drawer file, 1 wrap arounbd desk 5 piece 7 drawer, 2 piece desk, 1 clock, 2 metal 30 drawer mail boxes
Mrs. Cain		1	1				5	1		1		1	1 clock