

## LEASE AGREEMENT

**THIS AGREEMENT** made as of the 2nd day of October, 2024, between Cranford Theater, having its office at 25 North Avenue West, Cranford, New Jersey, hereinafter referred to as the "Landlord" and UNION COUNTY EDUCATIONAL SERVICES COMMISSION, a Commission of the State of New Jersey, having its office at 45 Cardinal Drive, Westfield, New Jersey, hereinafter referred to as the "Tenant":

WHEREAS the Landlord is the owner of premises located at 25 North Avenue, Cranford, New Jersey, commonly known as the Cranford Theater; and

WHEREAS the Landlord is desirous of letting a portion of the premises, and has determined that a portion of the foregoing premises will not be required for use during off peak hours morning hours during the period from October 7, 2024 to May 31, 2025; and

WHEREAS the Tenant is a public commission authorized to lease the property pursuant to NJRS I SA:20-8.2(2); and

WHEREAS the Tenant will use the Cranford Theater to provide vocational skills training to students from UCESC's schools; and

NOW, THEREFORE in consideration of the foregoing and the mutual covenants hereinafter set forth, the parties agree as follows:

1. **PREMISES LET AND TERM**

Cranford Theater, located at 25 North Avenue, Cranford, New Jersey:

The Cranford Theater to be made available Monday, Tuesday, and Friday, 9:30 am through 11:30 am, commencing on October 7, 2024 and concluding on May 31, 2025; excluding holidays and school closings tied to the Cranford Public Schools calendar, or other Theater event commitments. The landlord shall provide at least one week notice in the case that the theater will need to be used for a special event.

2. **RENT**

The Tenant shall pay to the Landlord as rent for the premises the sum of \$150.00 per two-hour session, during the months of October, November, April, and May; and \$200.00 per two-hour session, during the months of December, January, February, and March. The tenant shall prepare a monthly usage summary for the Landlord and include with the rental fee which shall be payable monthly within 45 days of the last day of usage in the prior month.

**CRANFORD THEATER**

**BY:** \_\_\_\_\_  
**Owner**

**UNION COUNTY EDUCATIONAL SERVICES COMMISSION**

**BY:** \_\_\_\_\_  
Lorraine j. Aklonis  
Board President