

## LEASE AGREEMENT

**THIS AGREEMENT** made as of the 5<sup>th</sup> day of November, 2025, 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 January 1, 2026 to May 31, 2026; and

**WHEREAS** the Tenant is a public commission authorized to lease the property pursuant to NJRS 18A: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 Mondays and Tuesday, 9:30 am through 11:30 am, **commencing on January 5, 2026** and concluding on May 31, 2026; excluding holidays and school closings tied to the Cranford Public Schools calendar (see attached), 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.

**3. TERMS AND CONDITIONS**

(a) The parties agree that the Tenant shall have use of the lobby, concession area, auditoriums, and bathrooms during the term of the lease as set forth in Item I

(b) Tenant shall be responsible for the maintenance of the premises which shall be consistent with the use. The premises shall left in the same condition they were found after each session usage.

(c) No alterations will be made within the building or on any of the grounds unless authorized in writing by the Tenant nor shall any equipment or signs be placed outside the building unless so authorized.

(d) Tenant has examined the premises and accepts the premises "as is".

(e) Tenant shall pay the cost of repairing any damage to the premises caused by Tenant's negligence of its subtenants and pupils.

(f) Tenant and Landlord shall have the right to terminate the within Lease Agreement only at the expiration of the term on this Agreement as set forth above upon forty-five (45) days written notice to the Landlord and/or the Tenant. Said notice shall be by certified mail/return receipt requested. The rent, in accordance with the terms and conditions of this lease, shall be paid up to and including the date of termination.

(g) The Tenant agrees to and shall save, hold and keep harmless and indemnify the Landlord from any and all claims and liability for losses or damages to property or injuries to persons occasioned wholly or in part by or resulting from any acts or omission by the Tenant, its agents, servants, employees, licenses, at and alike, or any cause or reason whatsoever arising out of or by reason of the occupancy by the Tenant and the conduct of the Tenant's business.

(h) The Tenant agrees to, and shall hold harmless and indemnify the Landlord from and against any and all payments, expenses, costs, attorney's fees, and for any and all claims and liability for losses or damage to property or injuries to persons occasioned wholly or in part, by, or resulting from acts or omissions by the Tenant or the Tenant's agents, employees, guests, licensees, invitees, subtenants, assignees or successors, and for any cause or reason whatsoever, arising out of, or by reason of, the occupancy or business of the Tenant.

**CRANFORD THEATER**

BY \_\_\_\_\_  
Doreen Sayegh  
Owner

**UNION COUNTY EDUCATIONAL  
SERVICES COMMISSION**

BY \_\_\_\_\_  
Lorraine Aklonis  
Board President