



Interoffice Memorandum

October 21, 2019

AGENDA ITEM

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

THRU: Lonnie C. Bell, Jr., Director *Lonnie C Bell*
Community and Family Services Department

FROM: Sonya L. Hill, Manager
Head Start Division
Contact: Khadija Pirzadeh, (407) 836-8912
Sonya Hill, (407) 836-7409

SUBJECT: **Consent Agenda Item – November 12, 2019**
Lease Agreement between Orange County, Florida and Mt. Sinai
Missionary Baptist Church of Orlando, Inc.

The Head Start Division requests Board approval of the lease agreement between Orange County, Florida and Mt. Sinai Missionary Baptist Church of Orlando, Inc. The purpose of this agreement is for the operation of the Head Start Program at the Mount Sinai Institute of Nurturing and Development, Inc. Head Start is a federally funded program that provides high quality comprehensive early childhood development for preschool children and support to their families.

The County will operate the traditional Head Start program for 10 months and a Summer Program for two months. The County will pay Lessor 12 monthly payments in the amount of \$22,440 for rent, which includes maintenance. The County will be responsible for the cost of utilities and janitorial services. Head Start grant funds will be used to cover rent, utilities, and janitorial expenses.

The County Attorney's Office and Risk Management Division have reviewed this Lease Agreement for legality and compliance with County requirements. The Lease will commence from November 12, 2019 and terminate on November 11, 2020.

ACTION REQUESTED: Approval and execution of Lease Agreement by and between Mt. Sinai Missionary Baptist Church of Orlando, Inc. and Orange County, Florida for the operation of the Head Start Program. Head Start grant funds will be used to pay \$269,280 for rent. There is no cost to the County.

SH/kp:jam

Attachment

- c: Randy Singh, Deputy County Administrator
Cristina Berrios, Assistant County Attorney, County Attorney's Office
John Petrelli, Director, Risk Management and Professional Standards
Yolanda Brown, Fiscal Manager, Community and Family Services Department
Jamille Clemens, Grants Supervisor, Finance Division
Nanette Melo, Management & Budget Admr., Office of Management & Budget
Auria Oliver, Management & Budget Admr., Office of Management & Budget

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: November 12, 2019

LEASE AGREEMENT

THIS LEASE AGREEMENT (this “**Lease**”) is made effective as of the date last executed below (the “**Effective Date**”) and entered into by and between **MT. SINAI MISSIONARY BAPTIST CHURCH OF ORLANDO, INC.**, a Florida not-for-profit corporation (the “**Lessor**”) and **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (the “**County**”). The Lessor and the County may be individually referred to as the “**Party**” or collectively referred to as the “**Parties.**”

Recitals:

WHEREAS, the Lessor is the owner of certain real property located at 5200 W. South Street, Orlando, Florida (the “**Property**”); and

WHEREAS, the County desires to lease a portion of the building located on the Property for the purpose of conducting a Head Start Program in accordance with conditions prescribed in the funding grant provided to the County by the United States Department of Health and Human Services - Administration for Children and Families, Office of Head Start (the “**Services**”); and

WHEREAS, Lessor has agreed to lease space within the Property to the County for the purpose of providing Services, in accordance with the terms and conditions set forth in this Lease.

NOW THEREFORE, in consideration of the premises and of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Parties, the Parties agree as follows:

Section 1. Leased Premises.

A. The Lessor hereby agrees to lease to the County approximately 15,840 square feet of the Property (the “**Leased Premises**”) as specifically depicted in the attached “**Exhibit A**” and to be broken down as followed:

- (1) Approximately 2,623 square feet of space located within the Property which shall

be used for classrooms, storage space, office space (known as the Nurturing and Development Center, Building "A", the "**Exclusive Area**");

- (2) Approximately 7,313 square feet of shared space which shall be used for kitchen and pantry, gymnasium, and a multipurpose room (the "**Non-Exclusive Area**"); and
- (3) Approximately 5,904 square feet of the Property's playground space (the "**Playground**").

B. In addition to the Leased Premises, the Lessor agrees to permit the County's use of the Property's restrooms located inside of the Property, but outside of the Leased Premises ("**Additional Spaces**").

C. Lessor agrees the County's use of the Additional Spaces shall be included as part of the County's monthly rent for the Leased Premises.

Section 2. Use of Premises.

A. The County will have exclusive use of the Exclusive Area for the operation of the Head Start programs and services for the benefit of the community and in accordance with stand policies and conditions prescribed by the United States Department of Health and Human Services ("**Intended Use**") and the Florida Department of Children and Families ("**FDCF**").

B. The County shall have non-exclusive use of the Non-Exclusive Area, the Playground, and Additional Spaces included the Leases Premises, during the Head Start hours of operation.

C. The Head Start Program hours of operation shall be Monday through Friday between the hours of 7:00 am and 6:00 pm, for the Term (hereinafter defined).

D. In addition, the County, its employees, visitors, invitees, and agents shall also have use of the Property's parking areas, service roads, loading facilities, sidewalks, hallways, and such other areas as may be designated or utilized for ingress and egress or otherwise designed for common use.

E. The County's use of the Leased Premises shall be for lawful purposes and comply with rules of the Property, as established and communicated to the County – in writing – by the Lessor.

Section 3. Term.

A. The term of this Lease shall commence on November 12, 2019 and shall expire a year thereafter on November 11, 2020 (the "**Term**") unless otherwise terminated by either Party, in accordance with requirements set forth in this Lease.

B. The Parties may extend the Term of this Lease for one (1) additional term of one (1) year

(i.e. commencing August 1, 2020 and expiring July 31, 2021) by mutual agreement which shall be in writing and executed by both Parties.

C. The County's Manager of the Real Estate Management Division, or designee, shall have the authority to approve any renewal on behalf of County so long as such renewal does not include a rent increase above 3%. Any such extension shall be subject to the same terms and conditions set forth herein, unless otherwise agreed to in writing by both Parties.

Section 4. Rent.

A. The County shall make a monthly payment of Twenty-Two Thousand Four Hundred Forty and 00/100 U.S. Dollars (\$22,440.00) in rent ("**Gross Rent**") during the Term, commencing on the Commencement Date.

B. In the event of a partial month, the Gross Rent shall be prorated with the numerator as the number of days the County has possession of the Leased Premises and the denominator as the number of days in such month, multiplied by the monthly payment of Gross Rent.

C. The Gross Rent is due to the Lessor on the first day of each month during the Term. Payments of Gross Rent are to be made payable to:

Mt. Sinai Institute of Nurturing and Development, Inc.
c/o CEO/Executive Assistance
5200 W. South Street
Orlando, FL 32811

Section 5. Utilities. The Lessor shall be solely responsible for maintaining and paying for all utility costs (e.g., electrical, sewer, water, and pest control) incurred by County associated with the Leased Premises. The County shall be responsible for telephone, internet, or other utilities and services not listed in "**Exhibit B.**"

Section 6. Care of Leased Premises.

A. The County shall maintain the Leased Premises in good, clean, and safe condition. The County shall be responsible for ensuring the Leased Premises remains in compliance with applicable laws, and local codes and ordinances.

B. Lessor shall be responsible for providing janitorial services at the Leased Premises.

C. Such janitorial services shall include, at a minimum, the following: Interior janitorial services, no less than weekly, and all necessary cleaning supplies which shall include, but not be limited to, cleaning of kitchen, all restrooms, including sinks and toilets, counters, walls and mirrors, mopping floors, dusting of furniture and trash removal.

D. In the event Lessor fails to provide proper janitorial or pest control services, as described in this Section, the County shall provide notice to Lessor in writing. Notice shall be issued in

accordance with the provisions set forth in this Lease and shall describe the nature of such failure and a time period within which to cure.

E. Should Lessor fail to cure such defect(s) within the prescribed time period, or as otherwise agreed to in writing by the Parties, the County may elect to cure such defects and send an invoice to Lessor for any costs incurred as a result of such cure and withhold the invoiced amount from a subsequent month's Gross Rent payment.

F. Repeated failures to provide such services shall constitute a material breach and possible termination of this Lease.

Section 6. Maintenance.

A. Lessor shall be solely responsible for providing any and all maintenance of the Property and Leased Premises. Maintenance shall be provided at a level considered reasonable and necessary for the County's Head Start facilities, which shall include, at a minimum, the following:

1. Routine, ongoing maintenance and repair of mechanical systems (including electrical, plumbing, HVAC, and life safety) as considered customary and reasonable according to industry standards in order to maintain such mechanical systems in good working order;
2. Routine, ongoing maintenance and repair of the building envelope, roof, floors, walls and the entire building structure (excluding any repairs costs resulting from the negligence of either Party for which the respective Party shall be responsible); and
3. Periodic cleaning of the windows, cleaning, and sweeping of the sidewalks, driveways and parking lots, and maintenance of the grass and landscaped areas.

B. The County, or its designee, shall have the right to enter and inspect the Property, its mechanical systems and roof and otherwise monitor the repair and maintenance, as it deems necessary, in order to verify that maintenance is being performed at the levels required by this Lease.

C. The County shall not have any obligation to reimburse Lessor for costs arising from repairs to portions of the Property that are not exclusively utilized by the County pursuant to this Lease.

D. The Lessor acknowledges that the County's federal funding for this Lease prohibits the County from using such funding to pay for any improvements to the Property. As such, the Lessor shall be solely responsible for major repairs and capital improvements such as the roof, foundation, mechanical, and structural improvements.

E. Notwithstanding the foregoing, the Lessor and the County shall maintain the Leased

Premises and shall be responsible for all costs as outlined in **Exhibit "B."**

Section 7. Warranty of Quiet Enjoyment. The County, upon keeping and performing the covenants of this Lease to be performed by County, shall peacefully and quietly hold, occupy, and enjoy the Leased Premises during the Term without any let, hindrance, or molestation by the Lessor or any person lawfully claiming any authority under the Lessor.

Section 8. Default by the County.

A. The occurrence of any one or more of the following incidents or events shall constitute an event of default by the County under this Lease and shall be cause for Lessor to terminate and revoke this Lease, which termination and revocation shall be effective thirty (30) days after receipt of written notice to the County from Lessor.

1. If the County should fail to pay any moneys owed to Lessor, in accordance with the requirements of this Lease, on or before thirty (30) days after the date due and such failure continues for thirty (30) days after receipt of written notice by Lessor to the County of such failure.
2. If the County should fail to fully, promptly and completely observe or perform any substantial or material provision of this Lease and such failure continues for thirty (30) days after the notice to the County of such failure, the County shall be in default. However, in the event that any such default cannot be cured within such thirty (30) day period, then, if the County shall commence promptly to cure the same and prosecute its curative efforts with diligence to completion, the time within which such default may be cured shall be extended for such period as is reasonably necessary to complete the curing thereof with diligence, but in no event shall such time period extend longer than sixty (60) days.

Section 9. Default by the Lessor.

A. In the event of any default by Lessor hereunder after notice and the applicable cure period has lapsed without cure, the County may either: (1) terminate this Lease by sending Lessor written notice of the County's intention to do so, in which event this Lease shall terminate, effective as of thirty (30) days after the effective date of such notice; or (2) remain in possession and bring an action requiring the Lessor specific performance of this Lease.

B. If Lessor should fail to fully, promptly and completely observe or perform any substantial or material provision of this Lease and such failure continues for thirty (30) days after notice to Lessor of such failure, Lessor shall be in default. However, in the event that any such default cannot with diligence be cured within such thirty (30) day period, then, if Lessor shall commence promptly to cure the same and continue its effort to cure with diligence to completion, the time within such default may be cured shall be extended for such period as is reasonably necessary to complete such cure with diligence, but in no event shall such time period extend longer than sixty (60) days.

Section 10. Early Termination. Lessor and County understand that County's Intended Use of the Leased Premises is dependent on funding by federal sources. Lessor agrees to allow for early termination of this Lease with a one-hundred eighty (180) days' prior written notice in the event County's funding is decreased or discontinued prior to the Term's expiration date herein specified. This Lease may be terminated by either Party, if Lessor or the County provides the other with no less than one-hundred eighty (180) days' prior written notice of its intent to terminate.

Section 11. Indemnification, Insurance, and Background Screenings.

A. **Indemnification.** Each party agrees to defend, indemnify, and hold harmless the other party, its officials and employees from all claims, actions, losses, suits, judgments, fines, liabilities, costs, and expenses (including attorney's fees) attributable to its negligent acts or omissions, or those of its officials and employees acting within the scope of their employment, or arising from the indemnifying party's negligent performance under this Lease. The County is subject to Section 768.28, Florida Statutes, and nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability for the acts, omissions, or negligence of the other party.

B. **Insurance.** Without waiving its right to sovereign immunity as provided in Section 768.28, Florida Statutes, the County acknowledges itself to be self-insured for General Liability and Automobile Liability with coverage limits as set forth by the Florida Legislature. The County shall provide a certificate stating that coverage cannot be canceled or reduced except after thirty (30) days prior written notice to Lessor.

1. The County and Lessor each agree to maintain commercial insurance or to be self-insured for Workers' Compensation & Employers' Liability in accordance with Florida Statutes Chapter 440. Lessor shall maintain "all-risk" property insurance covering the center and other related structures and its personal property for the full insurable replacement value of such property. Upon request each party shall provide an affidavit or Certificate of Insurance evidencing self-insurance or commercial insurance up to sovereign immunity limit and a certificate stating that coverage cannot be cancelled or reduced except after thirty (30) days prior written notice to the other party.
2. The County's failure to request proof of insurance or to identify any deficiency in coverage or compliance with the foregoing requirements shall not relieve Lessor of its liability and obligations.
3. Lessor shall require any contractors contracted by Lessor performing any work under this Lease to procure and maintain lawfully required workers' compensation, commercial liability, and business auto liability coverage.

Section 12. General Terms.

A. **Restoration.** No later than the expiration of the Term of this Lease, the County shall restore or repair any damage to the Exclusive Area caused by the County, its agents, employees or invitees, except that occasioned by normal wear and tear.

B. **Interruption of Service.** Lessor does not warrant that any services to be provided by Lessor, or any third party, will be free from interruption due to causes beyond Lessor's reasonable control. In the event of temporary interruption of services or unavoidable delays in the making of repairs by a third party, the same shall not be deemed an eviction or disturbance of County's use and possession of the Leased Premises nor render Lessor liable to County for damages. Unavoidable delays shall be deemed to include delays in the performance of any of the obligations this Lease resulting from acts of God, strikes, lockouts or other disturbances; acts of civil disobedience; orders of any kind of the government of the State of Florida or the United States of America or any of their departments, agencies or officials, or any civil or military authority, or any other act not within the control of the party whose performance is interfered with, and which, by reasonable diligence, such party is unable to prevent.

C. **Cleanliness of Leased Premises.** The County will not improperly or unlawfully store, handle, release, or dispose of any refuse, trash or Hazardous Substances (as defined below) in the Leased Premises or in or around the building of which the Leased Premises form a part. The County shall immediately notify Lessor and appropriate governmental agencies and authorities having jurisdiction if a release of such materials occurs, and shall take complete corrective action to clean and remove the material and restore the premises in compliance with procedures established by such authorities, and shall provide appropriate evidence of compliance.

D. **Hazardous Waste.** The County shall not cause or permit any Hazardous Substance (as hereinafter defined) on the Leased Premises. As used herein, the term "Hazardous Substance" means any hazardous or toxic substance, material, or waste which is or becomes regulated by any local governmental authority, the State of Florida or the United States Government, including, without limitation: (i) any substance, chemical or waste that is or shall be listed or defined as hazardous, toxic or dangerous under applicable environmental laws; (ii) any other chemical, material or substance, exposure to which is prohibited, limited or regulated by any federal, state or local governmental authority pursuant to any environmental, health and safety or similar law, code, ordinance, rule, regulation, order or decree and which may or could pose a hazard to the health and safety of occupants or users of the Leased Premises or any part thereof.

E. **Notices and Payments.** Any notice required or permitted pursuant to this Lease Agreement shall be delivered by certified mail, return receipt requested, and shall be effective upon receipt of the same. Notices shall be delivered to each of the Parties at the following addresses or at such other addresses as specified by written notice in compliance with the terms of this paragraph.

Lessor: Mt. Sinai Missionary Baptist Church of Orlando, Inc.
Attn: CEO/Executive Director
5200 W South Street

Orlando, FL 32805
Phone: (407) 299-8820

County: Orange County, Florida
Attn: Manager, Head Start Division
2100 E. Michigan Street
Orlando, FL 32806
Phone: (407) 836-6590

with a copy to: Orange County
Attn: Manager, Real Estate Management Division
400 E South Street
Orlando, FL 32801

F. **Fixtures and Alterations.** The County may attach fixtures in or to the Leased Premises. The County shall not make major alterations or change, alter or make additions to the Leased Premises without the Lessor's prior written consent, which shall not be unreasonably withheld. Any such alteration, improvement or addition which may be approved shall be performed by the County and its licensed contractors in a good and workmanlike manner. Where the Lessor has approved the County's modifications to the Leased Premises, the County shall not be required to remove its modifications nor restore the Leased Premises to its original condition upon the County vacating the Leased Premises. If however, the County elects to remove its modifications upon vacating the Leased Premises, then the County, at its expense, shall restore the Leased Premises to its original condition, excepting ordinary wear and tear.

G. **Redelivery of Leased Premises.** The County shall, on the expiration or earlier termination of this Lease, deliver the Leased Premises in as good order and condition as it now is or may be put by Lessor, reasonable use and ordinary wear and tear thereof and damage by fire or other unavoidable casualty, condemnation or appropriation excepted, and County shall promptly surrender all keys to the Leased Premises to Lessor. County shall remove all personal property of the County prior to surrender. Any personal property remaining on the Leased Premises after surrender shall be deemed abandoned and Lessor may dispose of same as Lessor elects without liability to County.

H. **Access to Leased Premises.** The County shall have unlimited access to the Leased Premise during the operating hours of the Property. County shall cooperate fully in Lessor's efforts to maintain security within the Leased Premises and shall follow all regulations promulgated by Lessor with respect thereto. Lessor and their respective agents shall have the right to enter the Leased Premises at all reasonable hours for making improvements or repairs thereto or thereon.

I. **Assignment and Subletting:** The County shall not assign or encumber its interest in this Lease or in the Leased Premises, or sublease all or any part of the Leased Premises, to other providers to occupy or use all or any part of the Leased Premises without Lessor's prior written approval, in its sole discretion, which will not be unreasonably withheld.

J. **Holdover.** If the County remains in the Leased Premises beyond the expiration of the Term, the County's tenancy may be extended for an additional month, on a month-to-month basis under the same terms and conditions of this Lease. The extended term may be terminated by either Party by such Party giving thirty (30) days' written notice to the other. Nothing herein is intended to grant County any right of extended possession beyond expiration or termination of Term and County shall indemnify and hold harmless Lessor for any costs, expenses, damages, claims or losses resulting from County holding over beyond the expiration or termination of the Term.

K. **Right of First Refusal.** The County shall have the Right of First Refusal to lease all or a portion of any adjacent space as it becomes available.

L. **Radon Gas - Notice to Prospective Tenant.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit, pursuant to Section 404.56(8), Florida Statutes.

M. **Governing Law and Venue.** This Lease and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. All claims, controversies, or disputes arising out of this Lease shall be settled as required by the Lease or by law in the Ninth Judicial Circuit, Orange County, Florida.

N. **Severability.** The provisions of this Lease are declared by the Parties to be severable. However, the material provisions of this Lease are dependent upon one another, and such interdependence is a material inducement for the Parties to enter into this Lease. Therefore, should any material term, provision, covenant or condition of this Lease be held invalid or unenforceable by a court of competent jurisdiction, the Party protected or benefited by such term, provision, covenant, or condition may demand that the Parties negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited Party to its previous position or otherwise mitigate the loss of protection or benefit resulting from the holding.

O. **Recording.** This Lease shall not be recorded.

P. **Binding Effect.** This Lease and the covenants and agreements of the Parties shall be binding upon and inure to the benefit of Lessor and its successors and assigns and to the benefit of County and its permitted successors and assigns.

Q. **Counterparts.** This Lease may be executed by Lessor and County in one or more counterparts.

R. **Headings, Meanings of Words.** The headings used in the Lease are inserted for convenience and are not to be considered in the construction of the provision of this Lease .

S. **Partnership or Third Party Beneficiaries.** Nothing in this Lease is intended to, or shall be construed in any manner, as creating or establishing the relationship of principal/agent, employer/employee, partnership, or joint-venture relationship between Lessor and County. Nothing in this Lease is intended to, or shall in any way, create any rights in the public or any third-party beneficiaries.

Section 13. Entire Agreement. This Lease and its Exhibits "A" and "B" shall constitute the entire agreement between the Parties and shall supersede and replace all prior agreements or understandings, oral or written, relating to the matters set forth herein. Any changes, modifications, or amendments made to this Lease shall be made in writing and approved and executed by both Parties and attached to this Lease .

(signature pages follow)

IN WITNESS WHEREOF, the Lessor and the County have caused this "Lease Agreement" to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Effective Date.

Signed, sealed and delivered
in the presence of:

"Lessor"
**MT. SINAI MISSIONARY BAPTIST CHURCH
OF ORLANDO, INC.**, a Florida not-for-profit
corporation

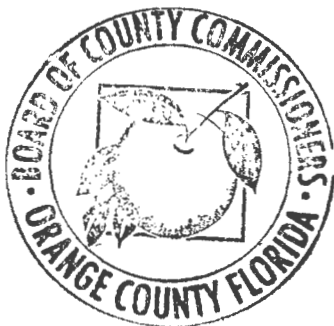
Witness: Judy Whitley
Print Name: Judy Whitley
Witness: Sharon Black
Print Name: Sharon Black

By: Larry G. Mills
Larry G. Mills
Title: President/CEO
Date: 10/18/19

IN WITNESS WHEREOF, Lessor and Lessee have caused this "Lease Agreement" to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Effective Date.

"County"
ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



By: *Jerry L. Demings*
for Jerry L. Demings
for Orange County Mayor

Date: *12 Nov 19*

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: *Jennifer Klimetz*
for Deputy Clerk

Printed Name: *Jennifer Klimetz*

Date: *NOV 12 2019*

Head Start Temporary Relocation (Mt. Sinai Baptist Church)
Lease File #10057

EXHIBIT "A"
LEASED PREMISES

EXHIBIT "B"
MAINTENANCE AND REPAIR RESPONSIBILITIES

Lessor and County acknowledge and agree the following will constitute Maintenance and Repair responsibilities regarding the Leased Premises:

	Lessor or County	Comments
Cabinets, Vanities, and Countertops	Lessor	
Carpet and/or Tile (incl. Deep Cleaning, Repair, and Replacement)	Lessor	
Changes / Additions to Building	N/A	
Common Area Maintenance	Lessor	
Dumpsters / Trash	Lessor	
Elevators	N/A	
Exterior Cleaning	Lessor	
Exterior Doors (incl. Closure Devices, Frames, Molding, etc.)	Lessor	
Exterior Electrical: Meter Base, Outlets, Switches, etc.	Lessor	
Exterior Lighting (Pole and Building Fixtures)	Lessor	
Exterior Painting	Lessor	
Exterior Plumbing (incl. Septic Tanks, Lift Stations, Pumps, etc.)	Lessor	
Exterior Walls, Building Envelope, and other Structural Components	Lessor	
Exterior Windows	Lessor	
Fire Alarm Systems (incl. False Alarms)	Lessor	
Fire Extinguishers	Lessor	
Generators	N/A	
HVAC (incl. Filters, Repairs, and Replacement)	Lessor	
Interior Doors (incl. Closure Devices, Frames, Molding, etc.)	Lessor	
Interior Electrical: Main Switchgear & Breakers	Lessor	
Interior Electrical: Outlets, Switches, Light Fixtures, Distribution Panels, etc.	Lessor	
Interior Decoration (incl. Paint, Hanging Pictures, Shelves, TV's, Dispensers, etc.)	Lessor	
Interior Plumbing: Faucets, Toilets, Sinks, Water Heaters, Appliances etc. (incl. Leaks under Slab	Lessor	

Head Start Temporary Relocation (Mt. Sinai Baptist Church)

Lease File #10057

or Inside Walls)		
Interior Windows, Glass Partitions, Window Treatments, Ceiling Tiles	Lessor	
Irrigation Systems (incl. Controllers, Pumps)	Lessor	
Janitorial	Lessor	
Landscaping (incl. Debris Clean-up & Storm Drainage)	Lessor	
Life Safety / Fire Sprinklers / Fire Hood Suppression	Lessor	
Locks / Key Management	Lessor	
Overhead Doors / Automatic Gates (incl. Closure Devices, etc.)	Lessor	
Parking Lot and Driveway (incl. Hardscapes)	Lessor	
Pest Control (incl. removal/disposal of dead animals)	Lessor	
Roof	Lessor	
Security Systems / Cameras	N/A	
Signage	Lessor	
Utilities – Electrical	Lessor	
Utilities – Internet Access, Phones, IT equipment	County	
Utilities – Water / Sewer	Lessor	
Other:		
Other:		
Other:		
Other:		