

RETURN TO:
CALLAWAY, NEVILLE, & BRINSON
POST OFFICE BOX 667
CLAXTON, GA 30417

STATE OF GEORGIA

COUNTY OF EVANS

LEASE

This Indenture made and entered into this 1st day of July, 2019, by and between **CITY OF CLAXTON**, hereinafter referred to as Lessor, and **CLAXTON-EVANS COUNTY CHAMBER OF COMMERCE**, hereinafter referred to as Lessee.

- W I T N E S S E T H -

1. That the Lessor does hereby rent and lease unto Lessee the following described premises, to wit:

The building and parking lot known as 302 W Railroad Street, Claxton, Evans County, Georgia.

2. The terms of this Lease shall be for a period of Twelve (12) months, commencing July 1, 2019, and expiring on June 30, 2020, unless sooner terminated as hereinafter provided.

3. The Lessee agrees to pay to Lessor as rental for the period of the Lease at the rate of \$500.00, per month, payable in advance.

4. The parties agree that Lessee shall pay all utilities, except electricity, and shall repair any damages caused to the premises by Lessee or their invitees.

5. The parties agree that the Lease shall terminate at the end of the term herein stated, or upon mutual agreement of the parties, or upon sixty (60) days written notice give by either of the parties hereto.

6. In the event that the demised premises shall be damaged or destroyed by fire, the elements or other casualty during this lease to such an extent that the same cannot be restored within sixty (60) days to as good as a condition as same were in prior to such damage, either the Lessor or Lessee shall have the right to cancel and terminate this lease, and the rent shall be adjusted as of the date of damage or destructions; and if such repairs can be made within the period of sixty (60) days, Lessor at his option, shall have the right to repair the premises with due diligence and in the meantime, the rent shall be reduced in such proportions as will reasonably compensate Lessee for the space not in proper condition during such repair period.

7. Lessee agrees to exercise reasonable care to protect said premises from damages, and agrees to surrender possession of said premises to Lessor upon termination of this lease in as good condition as at commencement of this lease, normal wear and tear, and casualty not caused by Lessee excepted.

8. This lease shall not be assigned nor sublet without the express written consent of the Lessor.

9. Time is of the essence of this agreement, and this Lease shall not be transferred nor assigned without the prior written consent of Lessor.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, the date above written.

City of Claxton

Ares B Stewart
Witness

Jerry Branch (L.S.)
J. Terry Branch, Mayor

Paige
Notary Public, Georgia



Diane Parker (L.S.)
Dianne Parker, Clerk

Claxton-Evans County
Chamber of Commerce

[Signature]
Witness

[Signature] (L.S.)
Caughey Hearn, President

[Signature]
Notary Public



Tammi Hall (L.S.)
Tammi Hall, Exec. Director