RENEWAL/REWRITE OF TCC LEASE

1. Effective Date: At date of signing

2. #1. TERM: JJ...10/20 years
   Greg...renewable 20 year lease
   REWRITE FOR A RENEWABLE 20 YEAR LEASE.....

3. #2. RENT: Jay...Question mark.

   DO NOT CHANGE; LEAVE THE SAME AT $1.00 PER YEAR

4. #3. IMPROVEMENTS, ALTERATIONS, Etc.
   Jim...Become property of TCC
   Deb...Become property of TCC
   Ed...Become property of TCC
   Jay...Can't distinguish between what was there at start of lease and what's been added to.
   Greg...This item has been the biggest problem in its understanding and need to use certain property as collateral for securing a loan.
   ADD: LEASSEE MAY USE REMOVABLE PROPERTY (CHAIRS, TABLES, KITCHEN EQUPMENT, etc.) AS COLLATERAL WHEN OBTAINING A LOAN FOR REPAIRS TO THE BUILDING. ITEMS LISTED AS COLLATERAL WILL BE APPROVED BY THE LESSOR PRIOR TO SUBMISSION TO LENDING COMPANY.

5. #4. UTILITIES:
   Jay...Remove Sewer.
   Deb...Snow removal to be done by town
   Ed...Snow removal to be done by town

   Snow removal is addressed at #19

11. #19. MAINTENANCE AND REPAIRS:

Jim...All repairs should be done by Lessor due to aging of building.

Deb... Same

Ed... Same

Jay... Town ~~Manager~~ MEETING approval on a case by case basis

As stated many, many times the town is receiving nothing by letting you rent this building. The only reason you are charged $1.00 per year is a contractual requirement. ...there can be no binding contract between parties unless all sides are receiving something of benefit.... you the building, the town $1.00 per year. The town has no desires to preserve the building but instead is basically "giving" it to you to operate as a community center. If the town were using the building as a means of income as in the case of a Landlord then yes, basically all needed repairs would be the responsibility of the Town. Where talking two very different types of contract here.

would like to know if town has Desire to keep Building maybe a mail or special meet

NO ACTION REQUIRED

Do own own mailing

12. #22. TAXES:

Deb... I think item 22 should be removed. TCC shouldn't pay property taxes.

TCC does not pay taxes now and as long as the building is owned by the town will never have to. NO ACTION..