

LEASE

This Lease is made and entered into as the ____ day of ____, 2025, by and between the City of Columbus, a municipal corporation of the State of Ohio, acting by and through Kristen Atha, Director of the Department of Public Utilities, as duly authorized by virtue of Ordinance No. ____, passed on ____, by the Council of the City of Columbus, Ohio (hereinafter "Lessor") and the City of Bexley, a municipal corporation of the State of Ohio, acting by and through Benjamin Kessler, Mayor, as duly authorized by virtue of Ordinance ____, passed on ____, by the Council of the City of Bexley, Ohio (hereinafter "Lessee").

WITNESSETH:

That for the consideration hereinafter set forth the Lessor does hereby lease to the Lessee the real property in the vicinity of East Main Street and Alum Creek Drive, shown on the attached Exhibit "A" (hereinafter known as the "Premises").

NOW, THEREFORE, subject to the terms and conditions hereinafter contained, the parties hereto do hereby agree as follows:

1. TERM AND RENT

This Lease of the Premises shall be for a term of fifteen (15) years with two five-year options. The Lessee shall notify the Lessor 90 days prior to termination of the initial or first renewal term of the Lease, as applicable, of its intent to exercise such option.

Rental payments will be \$1.00 per year with the Lessee assuming, subject to paragraph 3, all improvement costs and maintenance with respect to the Premises.

2. USE OF DEMISED PREMISES BY LESSEE AND LESSOR

The Lessee shall, subject to the provisions of this Lease, have the right to use the Premises for a landscaped green space for pedestrian use only and may make improvements to the Premises consisting of landscaping, seating and signage, with the written approval of the Lessor, which approval will not be unreasonably withheld.

The landscape plan developed for the Premises shall designate (i) the areas which can and cannot be landscaped due to the presence of subsurface tanks on the Premises, (ii) the landscaping, if any, permitted on exposed concrete areas (iii) the areas where vehicles are prohibited and (iv) routes of ingress to and egress from the tanks, it being the intention of the parties to develop a plan which will permit maximum landscaping of the site while permitting the Lessor access to the tanks, without damaging the landscaping.

The Lessee shall be responsible for maintenance of the landscaped areas of the Premises and shall keep them in a clean and safe condition during the term of the Lease. The Lessee shall be solely responsible for all claims, losses, expenses, liabilities or damages arising out of or in connection with the use of the Premises by the Lessee, its agents, employees, contractors, or invitees.

The Lessor reserves unto itself the right to continue to use the Premises for construction, operations and maintenance of utility facilities. The Lessor shall be solely responsible for, and shall have access to the Premises at all reasonable times to perform its duties with respect to, all costs relating to the operation, maintenance and replacement of all utility facilities located on the Premises, including, without limitation, the storm tank, storm overflow conduit, control house and sewer lines, and the compliance of all such facilities and operations with applicable laws and regulations. The Lessor shall return the Premises to their prior condition following any repair or replacement of such utility facilities.

The Lessor also reserves unto itself the right to use the area designated on the attached Exhibit A for the construction, operation and maintenance of a bicycle path. In constructing and maintaining the bicycle path, the Lessor will, to the extent reasonably practicable, attempt to design, construct and maintain the bicycle path to minimize its impact on the landscaping placed on the Premises by the Lessee; provided, however, that, with respect to any landscaping or other permitted improvements within the area designated as the bicycle path on Exhibit A, the Lessee assumes the risk that said landscaping and improvements may be destroyed or damaged without compensation by the Lessor, its officials, employees, agents or contractors.

Subject only to the limitations of the foregoing paragraph with respect to the bicycle path, the Lessor shall be solely responsible for all claims, losses, expenses, liabilities or damages arising out of or in connection the use of the Premises by the Lessor, its agents, employees, contractors or invitees or compliance of the Premises with applicable laws and regulations, whether arising out of events prior to or after the date hereof.

3. TAXES AND ASSESSMENTS

It is understood between the parties that the Premises are currently exempt from real estate taxes. However, should all or any portion of said Premises become taxable during the term of this Lease as a result of Lessee having the use of said Premises, then the Lessee shall be responsible for all real estate taxes applicable thereto. The Lessor shall be responsible for all real estate assessments levied upon said Premises for the term of this Lease.

4. NONDISCRIMINATION

The Lessee will comply with all requirements imposed by or pursuant to regulations of Title VI of the Civil Rights Act of 1964 (78 State. 241,252) and Executive Order 11246 during its use of the Premises. The Lessee shall not discriminate because of race, color, sex or national origin in any manner during the Lessee's use of Premises.

5. NOTIFICATION OF CLAIMS

The Lessor and the Lessee shall give prompt and timely notice to one another of any claim made or suit instituted which in any way directly or indirectly, contingently or otherwise affects or might affect the Lessee or the Lessee's right to use Premises.

6. ASSIGNMENT

The Lessee shall not assign this Lease in whole or in part, nor sublet all or any part of said Premises without first obtaining written consent from the Lessor, which consent may be denied for any reason.

7. TERMINATION

This Lease may be terminated by either party, without assigning any cause, effective on the 90th day after written notice of termination has been given by the terminating party to the other party at the address set forth below. In the event that the Lessor terminates this Lease, the Lessor shall pay to the Lessee the unamortized portion of the cost of all improvements, calculated on a 15-year amortization, made to the Premises by the Lessee.

a. If to the Lessor:

City of Columbus
Department of Public Utilities
910 Dublin Road
Columbus, Ohio 43215-9060
Attention: Director

With a copy to:

City of Columbus
Department of Law
Real Estate Division
77 N. Front Street
Columbus, Ohio 43215
Attention: Chief Real Estate Attorney

b. If to Lessee:

City of Bexley
2242 East Main Street
Bexley, Ohio 43209
Attention: Mayor

8. GOVERNMENT REGULATIONS

The Lessee at its sole cost and expense, shall comply with all applicable laws, and regulations of the Government of the United States, State of Ohio, and ordinances of general application of the City of Columbus with respect to the use, occupancy, construction, or maintenance of the Premises by the Lessee.

9. PREVAILING WAGE

As required by City Code Section 329.251, the Lessee shall in the construction of any improvements on the Premises pay prevailing wage rates as defined in Chapter 4115 of the Revised Code.

10. ENTIRE LEASE AGREEMENT

This Lease constitutes the entire agreement by and between the parties in connection with Lease of the Premises and no change, modification or waiver of such agreement shall be binding upon either party unless it is in writing and executed by the parties hereto:

IN TESTIMONY WHEREOF, the Lessor and the Lessee have caused this Lease to be signed in duplicate on the day and year above written.

CITY OF COLUMBUS
A municipal corporation

Witness

By _____
Director of Public Utilities

Witness

State of Ohio)
) SS:
County of Franklin)

On this _____ day of _____, 2025, before me, a Notary Public in and for the jurisdiction aforesaid, personally came the above named Kristen Atha, on behalf of the City of Columbus, who with full authority executed the foregoing Lease and acknowledged the signing of the same to be a voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Notary Public

CITY OF BEXLEY, OHIO
A municipal corporation

Witness

By _____
Benjamin Kessler, Mayor

State of Ohio)
) SS:
County of Franklin)

On this _____ day of _____, 2025, before me, a Notary Public in and for the jurisdiction aforesaid, personally came the above named Benjamin Kessler, on behalf of the City of Bexley, who with full authority executed the foregoing Lease and acknowledged the signing of the same to be a voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Notary Public

(Seal)

Approved as to Form:

Columbus City Attorney Date

Bexley City Attorney Date

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2.11 AC.
 0.58 AC.
 1.15 AC.

CITY OF COLUMBUS
 CITY OF BEALEY
 CITY OF COLUMBUS (APN)

HOLTZMAN AV.
 LIN CREEK DR.
 GAYNE AV.

TOTAL CITY OF COLUMBUS 3.84 AC.