

**C. Pesola LLC**

**467 Lakewood LN.**

**Marquette MI 49855**

**Lease of Premises at 337 West Washington**

With their respective signatures the parties to this lease voluntarily bind themselves to the covenants herein and the mutual consideration that establishes the basis for the lease. It is stipulated, agreed and understood as follows:

1. C. Pesola LLC ( the Lessor) will lease space 337 West Washington to the Downtown Development Authority (the Lessee ) . The lease will be for a period of 3 years beginning Nov.1, 2023 thru Oct 31, 2026. The total square footage is 2085 which includes offices, conference room, restroom and a coffee/kitchen area along with storage room, and open work areas for \$1850 per month to be paid on the 1<sup>st</sup> of every month for a period of 3 years or through October31 of 2026. With a surety deposit of one month's rent of \$1700 which has already been paid. Date: 10-1-2018
2. Lessor agrees to furnish all zoned heating and air-conditioning, water, electric and trash removal along with recycling. Dumpster located behind in alley. Be mindful of only discarding trash for your own business.
3. Lessor will pay all real estate taxes and Lessee will pay any personal property taxes on its own contents.
4. Lessee agrees to maintain its own fire and casualty insurance on personal property located in lease space and likewise adequate liability insurance therein. Lessor does maintain proper and adequate insurance to cover loss or damage to property along with Liability coverage up to 2,000,000. The building is completely sprinkled.
5. Lessor will supply 1 bracket for a protruding sign with has already been approved by the city of Marquette and installed.
6. Lessor retains the right to enter premises in case of emergency with any reasonable advanced notice.
7. Lessee agrees to get permission before making any structural changes to the building or property.

8. Lessor shall have use of outside patio during decent weather.
9. The space is move in ready and occupied by tenant. Phone system and computer system to be provided by Lessee.
10. Each individual signing this lease is duly authorized to act on behalf of the Lessee and Lessor in accordance with the terms of this lease.

Christine Pesola / C. Pesola LLC

Christine Pesola

Date: 10-4-23

Downtown development AuthorityPP

Tara Laase-Makenny  
Executive Director

Da. 10/5/23