

C. Pesola LLC

467 Lakewood LN.

Marquette MI 49855

Lease of Premises at 337 W. 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 to the Marquette Downtown Development Authority (the Lessee) located at 337 W. Washington, Marquette MI 49855. The total square footage is 2085 which includes 4 offices, 1 conference room, 1 handicap restroom and a coffee/kitchen area along with 2 storage areas and space for telephone/computer/electrical equipment room for \$1700 per month to be paid on the 1st of every month for a period of 5 years. With a surety deposit of one month's rent due at time of signing. 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.
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.

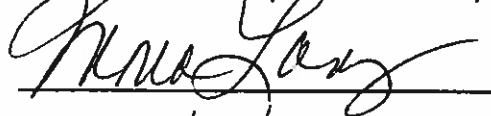
8. Lessor shall have use of outside patio during decent weather.
9. Lessor will take care of the build out and any specific needs of Lessee. The space will be move in ready. Phone system and computer system to be provided by Lessee.
10. Each individual signing this lease is duly authorized to act on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

Christine Pesola / C. Pesola LLC



Date: Sept 13 - 2018

Downtown Development Authority



Date: 9/13/18
