

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

LEASE

Tooele County, 47 South Main St., Tooele, Utah 84074 (hereinafter "Landlord"), hereby leases and lets to **Mountain Land Rehabilitation**, (hereinafter "Tenant"), all those premises situated in County of Tooele, State of Utah, commonly known as 29 South Main St., Tooele, Utah 84074.

TO HAVE AND TO HOLD the premises, together with the appurtenances, unto the Tenant, from the 1st day of August 2020 for and during and until the 31st day of July 2021, a term of 12 months. Tenant covenants and agrees to pay Landlord as rental for the premises the sum of eight hundred fifty dollars (\$850.00) per month, payable on or before the 5th of every month. A late fee of 5% will be charged after the 5th of the month.

Tenant further agrees to deliver up the premises to Landlord at the expiration of the said term in as good order and conditions as when the same were entered upon by Tenant, reasonable use and wear thereof and damage by the elements excepted, and Tenant will not let or underlet the premises, or any part thereof without the written consent of Landlord first obtained, which consent will not be unreasonably withheld.

Tenant further covenants and agrees that if the rent or any part thereof shall be unpaid for 15 days after the same shall become due, or if default in any of the covenants herein contained is not cured within three days from written notice, or if Tenant shall vacate such premises, Landlord may elect without notice or legal process, to re-enter and take possession of the premises and every and any part thereof and re-let the same and apply the net proceeds so received upon the amount due under this lease, and Tenant agrees to pay any deficiency.

MAINTENANCE: Responsibility for the maintenance shall be as indicated:

Landlord Responsibilities

Air Conditioning Equipment
Electrical Equipment
Exterior Painting
Exterior Walls
Heating Equipment
Roof
Trash Removal
Snow Removal
Yard Surfacing
Sprinkler System (including any damage to interior caused by sprinkler system)

Tenant Responsibilities

Glass Breakage
Interior Decorating
Interior Walls
Janitor (own space)
Light Globes and Tubes
Plumbing Equipment (own space)
Structural Walls (own space)

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UTILITIES, TAXES, INSURANCE: Responsibility for the utilities, taxes, and insurance shall be as indicated:

Landlord Responsibilities

Insurance Exterior
Real Property Tax
Sewer
Water

Tenant Responsibilities

Heat/Gas
Insurance on Personal Property
Glass Insurance
Electricity/Power
Telephone

Each party shall be responsible for losses resulting from negligence or misconduct of himself, his employees, or invitees.

Tenant is responsible for any damages to property unless otherwise agreed upon by Landlord.

Furniture, fixtures and personal property of Tenant may not be removed from the premises until rent and other charges are fully paid.

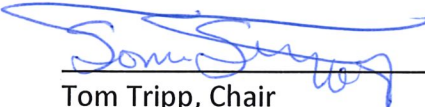
Tenant is responsible for anything stolen or missing from premises during the term of this lease.

Parking by Tenant and Tenant's patrons is prohibited in front of the Main St. property. Parking is available in the rear (east side) of the building with three (3) additional marked parking spaces in the parking lot on the southside of the building, designated for use by Mountain Land Physical Therapy and Tenant shall notify their patrons of such.

In case of failure to faithfully perform the terms and covenants herein set forth, the defaulting party shall pay all costs, expenses, and reasonable attorney's fees resulting from that enforcement of this agreement or any right arising out of such breach.


Witness the hands and seals of said Landlord and said Tenant, this 4th day of August 2020.

Mark Anderson, President
Mountain Land Rehabilitation as Tenant
1952 East 7000 South, #100
Salt Lake City, Utah 84121



Tom Tripp, Chair

Tooele County as Landlord

 07/30/2020

Approved As To Form: Colin Winchester
Tooele County Attorney's Office

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Witness the hands and seals of said Landlord and said Tenant, this 21st day of July 2020.



Mark A. Anderson, President
Mountain Land Rehabilitation
1952 East 7000 South, #100
Salt Lake City, Utah 84121
Tenant

Tom Tripp, Chair for
Tooele County
Landlord