

PROPERTY RENTAL

This lease is made and entered into by and between Hubbard County Social Services, hereinafter referred to as "Landlord", and Heartland Express hereinafter referred to as "Tenant."

1. PREMISES

- 1.1 Demise. Lessor does demise, lease and rent to Tenant and Tenant does hire, rent and take from Lessor the following "Leased Premises":

Office space located at 205 Court Avenue Park Rapids, Minnesota.

- 1.2 Condition of the Premises. Parties agree that the leased premises are in good repair and condition.

- 1.3 Use of Premises. Tenant shall use and occupy the leased premises solely for office space and administrative uses.

2. TERM

- 2.1 Term of Lease. The term of this lease shall be for two (2) years commencing on January 1, 2019, and continuing until December 31, 2020, unless earlier terminated by law or as provided herein and renewable by agreement of the parties.

- 2.2 Cancellation. Either party may cancel this lease upon a 30 day notice to the other party.

- 2.3 Breach of Lease. The Landlord may terminate this lease by a material breach of the Tenant, such as but not limited to failure to pay rent when it is due and owed.

3. RENT/DEPOSITS

- 3.1 The Tenant shall pay as "Base Rent for the leased premises, an amount equal to the following:

The Tenant agrees to pay \$100 per month commencing January of 2019 and each subsequent month of this lease term, due no later than the fourth (4th) Tuesday of each month, until this lease expires or is terminated.

Lessor, through the Hubbard County Auditor's Office, will provide Tenant a monthly invoice in the amount of \$100.

4. INDEMNIFICATION

- 4.1 Tenant to Indemnify. Tenant shall hold Lessor harmless from and indemnify Lessor against any and all liability, damage, loss and expense arising from the acts or omission of or caused by Tenant or Tenant's employees upon or about the demised premises and property.

5 INSURANCE

- 5.1 Tenant shall carry insurance for liability and will indemnify Lessor as stated in this lease.
- 5.2 Tenant shall carry contents insurance to cover loss of Tenant's property in the event of fire, flood or other natural disaster.

DATED THIS ____ day of _____, 2019

IN WITNESS WHEREOF, both parties hereto have set their hands and seals the day and year above first written.

TENANT:
Heartland Express

By: 

Its Transit Coordinator

Approved as to form

LESSOR:
COUNTY OF HUBBARD

By: _____

Chairperson

By: 

Deb Vizecky - Director
Hubbard County Social Services

By: 

County Attorney