

LEASE AGREEMENT

THIS AGREEMENT, made and entered into by and between the owner, the County of Lancaster, Nebraska, a political subdivision of the State of Nebraska, hereinafter referred to as the COUNTY, and CenterPointe, a Nebraska nonprofit corporation, hereinafter referred to as LESSEE, WITNESSETH:

1. Leased Premises: The COUNTY does hereby agree to lease the building located at **2220 South 10th Street, Lincoln, NE** (formerly known as the Old Juvenile Attention Center Building). The leased premises consist of the building located at 2220 South 10th Street (approximately 9,000 square feet) and the adjoining parking lot, which is located directly west of the building located at 2220 South 10th Street.

2. Term: For use of said premises unto LESSEE beginning **May 1, 2019**, and continuing in full force and effect through **April 30, 2024**, unless and until either party shall terminate this Agreement by giving the other party written notice three hundred sixty (360) days in advance of such termination date, or unless the Agreement is terminated pursuant to Paragraphs 11 or 13 of this Agreement.

3. Consideration: LESSEE hereby agrees to pay the COUNTY monthly rent as set forth in the rent schedule below (which the parties acknowledge as less than fair market value) and provide adult residential treatment services as detailed in Attachment A, attached hereto and incorporated by this reference, and the COUNTY agrees to lease said premises to LESSEE. LESSEE hereby agrees to pay the COUNTY the rent included in the rent schedule below beginning May 1, 2019, and to pay the same in advance on the first day of each month thereafter. All payments are to be made payable to County/City Property Management and sent to Kerin Peterson, Director of Facilities and Properties, 920 O Street, Suite 203 Lincoln, Nebraska 68508.

Year	Rate	Sq. Ft.	Rent/Annual	Rent/Monthly
5/1/2019-4/30/2020	\$5.60/psf	9,000 sf	\$50,400.00	\$4,200.00
5/1/2020-4/30/2021	\$5.60/psf	9,000 sf	\$50,400.00	\$4,200.00
5/1/2021-4/30/2022	\$5.71/psf	9,000 sf	\$51,408.00	\$4,284.00
5/1/2022-4/30/2023	\$5.71/psf	9,000 sf	\$51,408.00	\$4,284.00
5/1/2023-4/30/2024	\$5.71/psf	9,000 sf	\$51,408.00	\$4,284.00

4. Use and Occupancy: Said leased premises are to be used by LESSEE for an adult residential treatment center, but for no other purpose without the written consent of the COUNTY. LESSEE shall not knowingly permit or engage in any business in violation of municipal, county, state, or federal laws. LESSEE further agrees to not deliberately or negligently destroy, deface, damage, impair, or remove any part of the leased premises and shall otherwise maintain the premises in reasonably safe and sanitary conditions in compliance with all applicable laws and ordinances. LESSEE shall also keep the leased premises under its control in a clean and safe order and free from rubbish and danger of fire at all times.

5. Utilities: LESSEE shall pay all charges for utilities, including without limitation, all water, light, fuel, heat, and garbage charges accruing out of LESSEE's use and occupancy of said leased premises, and also including any and all expenses for telephone line(s), cable television, and internet services.

6. Repairs and Maintenance: LESSEE shall maintain and make all necessary repairs to the leased premises, including repairs to the entry vestibules and hallways, the parking lot, and any other common areas of the leased premises, and if necessary or required by proper governmental authority, make modifications thereto. LESSEE shall also maintain, repair or replace wiring and plumbing to the point of outlet on the leased premises. LESSEE shall maintain the heating, ventilation, air conditioning system (HVAC) when necessary. LESSEE shall replace the heating, ventilation, air conditioning system (HVAC) when necessary. In the event LESSEE, its officers, agents, employees, or clients deliberately or negligently destroy, deface, damage, impair, or remove any part of the leased premises, LESSEE shall be required to make or pay for any such repairs, modifications, or replacements within the leased premises. LESSEE will be responsible for all exterior maintenance, repairs and replacements, including the roof. LESSEE will also be responsible for snow removal on the property, including but not limited to the adjoining parking lot and sidewalks.

7. Indemnity: LESSEE agrees to indemnify and hold harmless, to the fullest extent allowed by law, the COUNTY and its principals, officers, and employees from and against all claims, demands, suits, actions, payments, liabilities, judgments and expenses (including court-ordered attorneys' fees), arising out of or resulting from the acts or omissions of the LESSEE's principals, officers, or employees in the performance of this Agreement. Further, LESSEE shall maintain a policy or policies of insurance (or a self-insurance program), sufficient in coverage and amount to pay any judgments or related expenses from or in conjunction with any such claims. Nothing in this Agreement shall require LESSEE to indemnify or hold harmless the COUNTY from liability for the negligent or wrongful acts or omissions of said other party or its principals, officers, or employees.

8. Liability for Damage: All personal property on said leased premises shall be at the risk of LESSEE, and COUNTY shall not be liable for any loss or damage to said personal property, to the LESSEE, or to any other person, caused by water, sewage, gas, or odors, or by negligence or an act by any third party, or caused in any manner whatsoever, except loss or damage caused by COUNTY's sole negligence.

9. Insurance: The COUNTY shall keep in force a policy of insurance on the structure of the building of which the leased premises are a part. LESSEE hereby agrees to reimburse the County for said policy of insurance on the structure of the building. LESSEE hereby agrees to maintain and keep in force a policy of liability insurance protection insuring the COUNTY and LESSEE against all claims, demands, or actions, with a minimum limit of not less than \$1,000,000 each occurrence and \$2,000,000 aggregate. These minimum limits can be met by primary and umbrella liability policies. Coverage shall include: Premises-Operations, Contractual, Broad Form Property Damage, and Personal Injury. LESSEE shall provide an additional insured endorsement acceptable to the COUNTY naming the COUNTY as additional insured on said policy. LESSEE shall provide a certificate of insurance and endorsement form or other proof as acceptable to the COUNTY evidencing such coverage before this Agreement commences. Failure of the COUNTY to object to the form of the certificate or endorsement or to demand such proof as is required herein shall not constitute a waiver of any of the insurance requirements set forth herein.

10. Alterations and Improvements: LESSEE shall not make any alterations, improvements, or changes affecting the premises used and occupied by LESSEE, without the prior written consent of COUNTY.

11. Assignment: LESSEE shall not assign this Agreement or underlet, sublet, or relinquish said premises without first obtaining written approval from COUNTY. Under no condition is the space occupied by LESSEE to be occupied by anyone other than the LESSEE without written permission by the COUNTY. Any violation of this condition will result in termination of the agreement and LESSEE shall surrender to the County the leased premises pursuant to Paragraph 14 of this Agreement. In the event any repairs or replacements are deemed necessary at the time LESSEE surrenders the leased premises, LESSEE shall be required to make and pay for such repairs or replacements prior to vacating the premises. Any assignment, underletting, subletting, or relinquishment without prior written approval from COUNTY shall be absolutely void.

12. Taxes: If the leased property or any portion thereof is determined to be taxable or subject to assessment for any reason, the LESSEE shall be obligated to pay said taxes prior to delinquency and provide the COUNTY documentation that such payment has been timely made. Any and all taxes, assessments, interest, or penalty assessed against the leased property shall be the sole responsibility of the LESSEE.

13. Right to Inspect: The COUNTY or its authorized agent shall have the right to enter upon said leased premises at all reasonable times during the lease to view the same, to ascertain if the terms and conditions of the lease, of which these premises are a part, are being complied with by LESSEE. The COUNTY or its authorized agent shall have the right to inspect all areas of the leased premises, including but not limited to the electrical, plumbing, heating, ventilation, air conditioning system (HVAC), and the exterior of the leased premises. In the event the COUNTY determines that LESSEE has failed to maintain the leased premises or failed to make necessary repairs or replacements to the leased premises as required by Paragraph 6 of this Agreement, the COUNTY shall provide LESSEE written notice of LESSEE's responsibility to make such repairs or replacements. If LESSEE fails to make such repairs or replacements within sixty (60) days, the COUNTY shall have a right to terminate this Agreement and upon termination, LESSEE shall surrender the leased premises pursuant to Paragraph 14 of this Agreement.

14. Surrender: In the event that either party terminates this Agreement pursuant to Paragraphs 2, 11, or 13 of this Agreement, or upon expiration of the term of the Agreement, LESSEE agrees to surrender to the COUNTY the peaceable possession of said leased premises with all keys, bolts, latches, and repairs, if any, in as clean and good a condition, excepting ordinary wear and tear and providential destruction, as when the tenancy commenced. In the event any repairs or replacements are deemed necessary at the time LESSEE provides notice of termination pursuant to Paragraph 2 of this Agreement, LESSEE shall be required to make and pay for such repairs or replacements prior to vacating the premises. It shall be further agreed that upon surrender or termination of the LESSEE's occupancy of the premises, whether by the LESSEE or the COUNTY giving proper notice under the terms of this agreement, LESSEE shall have no claim or right to receive compensation by virtue of the Eminent Domain Statutes of the State of Nebraska (Neb. Rev. Stat., Chapter 76, Art. 7).

15. Notices: All notices required to be made by the terms of this Agreement shall be made by delivering the same to LESSEE, Attention of Topher Hansen, Executive Director, CenterPointe, 2966 'O' Street, Lincoln, NE, or his successor or designated representative. All notices required to be made on the

COUNTY shall be made to the attention of the Chair of the Board of Commissioners at 555 South 10th Street, Lincoln, NE 68508, and Kerin Peterson, Director of Facilities and Properties, 920 O Street, Suite 203 Lincoln, Nebraska 68508.

16. Forbearance Not Waiver: COUNTY'S failure or neglect to enforce any of its rights under this Agreement will not be deemed to be a waiver of COUNTY'S rights.

17. The parties hereby agree that this Agreement constitutes the entire understanding of the parties and supersedes all prior contracts, agreements, and negotiations between the parties whether verbal or written. This Agreement may be amended only by a subsequent written agreement.

IN WITNESS WHEREOF, the COUNTY and LESSEE have hereto subscribed their signatures on the dates below indicated.

Executed by the LESSEE this 9th day of April, 2019.

By: [Signature]
Title: President/CEO

Executed by the COUNTY this ____ day of _____, 2019.

THE COUNTY BOARD OF COMMISSIONERS OF
LANCASTER COUNTY, NEBRASKA

APPROVED AS TO FORM
this ____ day of _____, 2019.

for PAT CONDON
Lancaster County Attorney

CenterPointe

pivotal treatment for recovery

Attachment A


April 4, 2019

Lancaster County Board of Commissioners
555 South 10th Street
Lincoln, NE 68508

Dear Commissioners:

The facility leased from Lancaster County by CenterPointe, Inc., located at 2220 South 10th Street, Lincoln, NE, is utilized for a long term, co-occurring residential treatment program for adults 19 years of age or older. This program serves individuals that have severe and persistent mental illness, addiction and who are homeless at admission. The average length of stay is approximately six months. Among the treatment goals for each individual served are working toward stable housing, sustaining a program of recovery from addiction and maintaining improved mental health.

Sincerely,


Topher Hansen
President/CEO

2633 P St.
Lincoln, NE 68503
402-475-8717

www.centerpointe.org



Community
Services Fund
of Nebraska

Leave a legacy of hope. Include CenterPointe in your will or other estate plans.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/29/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Glienke Agency, L.L.C. 1200 Valley West Dr., Ste 503 West Des Moines, IA 50266 Scott R. Glienke, CPCU, CIC	515-267-8555	CONTACT NAME Scott R. Glienke, CPCU, CIC	PHONE (A/C, No, Ext) 515-267-8555	FAX (A/C, No) 515-222-5999
		E-MAIL ADDRESS scott@theglienkeagency.com		
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A:	Philadelphia Indemnity Ins. Co	18058
		INSURER B:	United Heartland Services, Inc	29157
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE: <input checked="" type="checkbox"/> OCCUR GENTL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC OTHER:	Y		PHPK1843256	07/01/2018	07/01/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK1843256	07/01/2018	07/01/2019	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB590139	07/01/2018	07/01/2019	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0400168078	07/01/2018	07/01/2019	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

Lancaster County 556 South 9th St Lincoln, NE 68508	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Scott R. Glienke, CPCU, CIC
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Philadelphia Indemnity Insurance Company

Additional Insured Schedule

Policy Number: PHPK1843256

Additional Insured

Lincoln Lancaster County Joint Budget
Committee
555 S 10th St
Lincoln, NE 68508-2803

CG2010 - NE - Loc #1

CG2010 - NE - Loc #2

CG2010 - NE - Loc #3

CG2010 - NE - Loc #4

CG2010 - NE - Loc #5

CG2010 - NE - Loc #6

CG2010 - NE - Loc #7

CG2010 - NE - Loc #8

CG2010 - NE - Loc #9

CG2010 - NE - Loc #10

CG2010 - NE - Loc #11

CG2010 - NE - Loc #12

CG2010 - NE - Loc #13

CG2010 - NE - Loc #14

CG2010 - NE - Loc #15

CG2010 - NE - Loc #16

CG2010 - NE - Loc #17

CG2010 - NE - Loc #18

CG2010 - NE - Loc #19

CG2010 - NE - Loc #20

Philadelphia Indemnity Insurance Company

Additional Insured Schedule

Policy Number: PHPK1843256

Additional Insured

Lancaster County
555 S 10th St
Lincoln, NE 68508-2803

CG2010 - General Liability
With respect only to JBC Grant

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Lancaster County	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions, or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However,

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.