

LEASE AGREEMENT

WHEREAS, the City of Greenfield, Indiana, desires to secure the use of certain parking spaces contained within the lot owned by Two East Main, LLC; and

WHEREAS, Two East Main, LLC is willing to lease said parking spaces to the City of Greenfield, all upon the terms set forth below.

NOW THEREFORE IT IS AGREED by the parties as follows:

1. **Leased Area.** The leased area is described as the parking lot at the southeast corner of State Street and North Street, Greenfield, Indiana, and is shown and described on the attached Exhibit A.
2. **Limitations.** The City of Greenfield shall have free and unrestricted use of the leased area consisting of forty-one (41) parking spaces and two (2) handicapped parking spaces for a total of forty-three (43) parking spaces. Specifically excluded from this agreement are the seven (7) parking spaces at the westernmost edge of the parking lot facing directly toward State Street. The remaining parking spaces shall be available for public parking, twenty-four (24) hours a day, seven (7) days a week
3. **Maintenance.** The City of Greenfield will, within the first year of the term of this agreement, repair the subgrade of the parking area, rebase and repave the subject area and on a continuing ongoing basis will provide snow removal for the leased are and perform any required crack sealing, parking lot striping or restriping, Two East Main, LLC will be responsible for all paving, sealcoating and any subgrade issues commencing in year two (2) of this agreement and thereafter.
4. **Duration.** This lease shall remain in full force and effect for a period of not less than ten (10) years and shall automatically renew for an additional term of ten (10) years thereafter

unless it is terminated by either party by giving written notice to the other party at least ninety (90) days prior to the end of the initial term that they do not wish to extend the agreement.

5. **Compensation.** There shall be no monetary compensation between the parties other than the consideration set forth in paragraph #3 above.

6. **Landscaping.** Two East Main, LLC may install any landscaping it deems appropriate as long as said landscaping does not reduce the number of available parking spaces or interfere with the orderly flow of vehicular movement within the leased area.

ALL OF WHICH is agreed by the parties this _____ day of _____, 2025.

TWO EAST MAIN, LLC

GREENFIELD BOARD OF PUBLIC
WORKS AND SAFETY

Aron Majerovic

Mayor Guy Titus

Katherine Locke

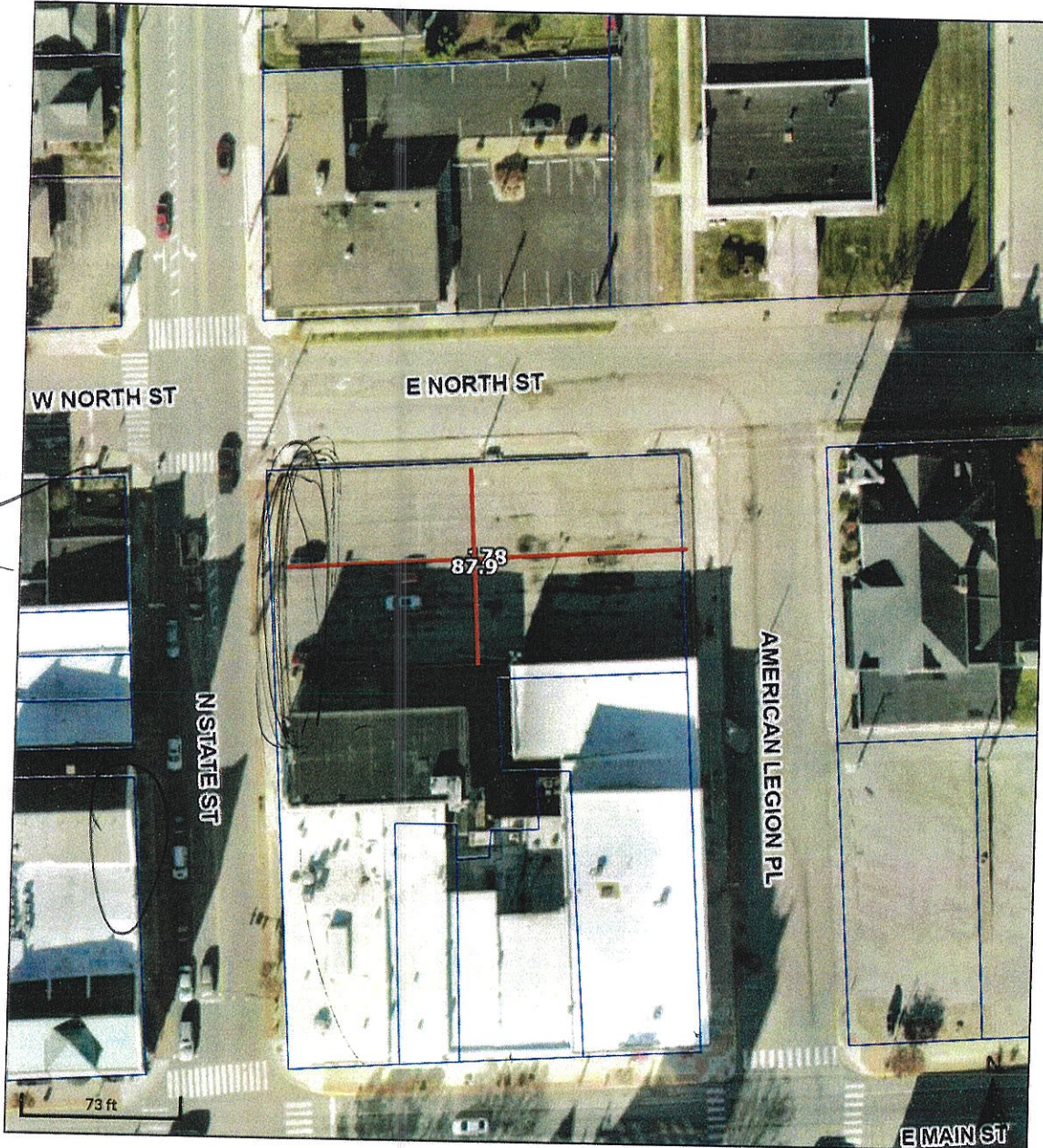
Larry Breese

Brent Robertson

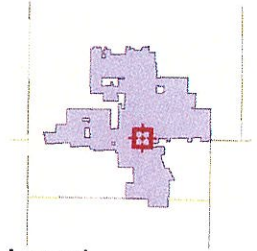
Glenna Shelby

ATTEST:

Lori Elmore, Clerk-Treasurer



Overview



Legend

-  City Limits Boundary
-  Parcels
- Street Names

Date created: 2/11/2025
Last Data Uploaded: 2/10/2025 6:15:56 PM

Developed by  **SCHNEIDER**
GEO SPATIAL

41 Spots