



NORTH OGDEN CITY

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MEMORANDUM

TO: North Ogden City Council
FROM: Dave Carlson, City Attorney
DATE: August 5, 2011
RE: *North Ogden Historical Museum Lease*

Dear City Council:

City administration has had several meetings with representatives of the North Ogden Historical Museum to discuss the Museum's desire to lease portions of the recent Jed McCormick purchase adjacent to the City's North Ogden Park. Proposed terms for a lease have been incorporated into the lease which accompanies this memorandum. The lease agreement has been approved by the Museum's board and is now before you for your review and approval.

This is a brief overview of the significant terms of the lease:

- The term is 10 years with the option to renew for an additional 5 year term.
- Notwithstanding the term, either party may terminate the lease at any time by giving the other party 6 months advance notice.
- The rent will be "in kind" and will consist of the services provided to the City in researching, preserving, presenting and teaching the City's history as well as the maintenance of the dwelling and yard of the "Leased Premises."
- A diagram of the portion of the McCormick purchase proposed as the "Leased Premises" is provided.
- Essentially, the Museum will lease the building and rear yard area; the horse barn/pasture area on the west side of the McCormick purchase will be incorporated into the city park on a more expedited schedule.
- The Museum will do the routine maintenance of the building and landscape.
- Any major improvement or modification of the "Leased Premises" requires the permission of the City.
- The City will insure the building, the Museum will insure its contents, both entities will carry liability coverage for their respective liabilities.
- The Museum may only use the Leased Premises for Museum purposes and may not sublet or assign the lease.
- The remainder of the lease consists of terms that are standard in lease agreements of this type.

cc: City Administration.