

LEASE

1. This Lease is made this 13th day of January, 2025 by and between Reedsburg United Methodist Church (hereinafter
2. "Landlord") and Sauk County ADRC (hereinafter "Tenant"). In consideration for the mutual promises and
3. covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:
4. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises:
5. Room numbers 106, 107, along with rights to use the kitchen and fellowship hall, on the east side of the premises,
6. located at 833 Third Street, Reedsburg, WI 53959. Such use shall be limited to the hours of 7:30 a.m. through
7. 1:30 p.m. Monday through Friday. Use for any other time periods shall be only with prior written consent of the
8. Landlord.
9. In the event of a wedding, funeral, or other church sponsored event, including but not limited to salad luncheon or
10. rummage sale, Landlord reserves the right to primary usage of the kitchen and fellowship hall. Landlord shall
11. provide Tenant with notice of any such event with reasonable advance notice upon scheduling of such event, with
12. the knowledge on all parts that the use for a funeral may arise with very short notice. Rooms 108 and 109 will be
13. made available to Tenant for use during such events, during regularly contracted hours of use. Any other non-
14. church use of fellowship hall which conflicts with the contracted hours of use by Tenant shall be scheduled
15. between the parties on an as needed basis.
16. The term of the Lease shall be for one year commencing January 16, 2025, and ending December 31, 2025
17. Renewal options are listed below.
18. The Tenant shall pay to Landlord as rent \$400.00 per month, for rooms 106/107 with rights to use the kitchen and
19. Fellowship Hall, payable by the date noted on each quarterly invoice.
20. The Landlord shall provide custodial services for the common areas of the building. The Tenant shall provide
21. custodial services for rooms numbered 106, 107, and fellowship hall (when Tenant is using it). The tenant shall
22. also clean the kitchen after each use of that facility. The Tenant shall remove all garbage and recyclables it
23. generates to the outdoor dumpster and/or garbage area at the end of each day.
24. The Landlord shall maintain and repair damage to the structure of the building including outer walls, foundation,
25. and roof. In the event that repair is needed to the building due to damage caused by Tenant, or anyone under
26. Tenant's control, the Tenant shall be responsible for reimbursing the Landlord for said repair and such payment
27. shall be made within thirty (30) days of receipt of an invoice specifying such repair and cost. The Tenant shall be
28. responsible for maintaining the premises in such a state of repair as the premises existed at the time of the
29. occupancy, except for normal wear and tear.
30. Tenant shall use and occupy the premises only for the prepping, serving, and distribution of meals for the Sauk
31. County ADRC's Meals on Wheels program. This includes meals served on the church premises, Monday through
32. Friday.
33. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written
34. consent of the Landlord.
35. The Landlord, at its own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:
36. electricity, heat, garbage removal, restrooms, kitchen appliances, and chairs for dining.
37. The Tenant shall be responsible for any taxes that may be assessed as a result of the Tenant's use of the premises,
38. including but not limited to, real property taxes. Said taxes shall be paid to the Landlord within thirty (30) days of
39. the Tenant's receipt of an invoice specifying payment.
40. The Tenant shall at all times during the terms of this Lease Agreement obtain, acquire, and maintain in full force
41. and effect Comprehensive General Liability and Property Damage Insurance. The Tenant shall obtain Worker's
42. Compensation Insurance in accordance with state law, if applicable.
43. The Tenant shall not permit or commit waste to the premises. For purposes of this clause, "waste" is defined as
44. abuse or destructive use of the property, including the interior, exterior, grounds and furnishings within the
45. premises.
46. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities
47. having jurisdiction over the premises.
48. The Tenant shall not allow the use of tobacco, alcohol, or illicit drugs anywhere on the church property.
49. The Tenant shall not permit or engage in any activity that will affect an increase in the rate of insurance for the
50. Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon. For

51. purposes of this clause, “nuisance” is defined as activity which arises from unreasonable, unwarranted, or unlawful
52. use of the property which causes obstruction or injury to the rights of the public or of Landlord. “Nuisance”
53. includes everything which endangers life or health, gives offense to the senses, violates laws of decency, or
54. obstructs the reasonable and comfortable use of the property.
55. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the
56. premises without the prior written consent of the Landlord. Tenant shall provide Landlord with a list of all
57. individuals who are “key-holders” to the premises and contact information for all such persons.
58. The Lease Agreement is renewable on an annual basis for a one-year term, upon mutual consent of both parties. If
59. either party wishes to terminate the Lease Agreement, that party must notify the other party in writing, at least 90
60. days before the first day of the month in which the Lease Agreement will terminate.
61. Any grievances arising from the use of the premises by Tenant or Landlord, which affects the other, shall be raised
62. to the church’s Servant Leadership Board (SLB) meeting and submitted in writing. Written grievances may be
63. submitted to the church office for transmittal to the board, which will address the issue at its next regularly
64. scheduled meeting or sooner, if necessary. Additionally, all notices required by this lease shall be given to the SLB
65. (Servant Leadership Board) on behalf of the Landlord.
66. Tenant shall provide the church office and Trustees Committee with emergency contact information for all staff
67. on a regular basis, as staff changes. Likewise, Landlord shall provide Tenant with contact information for church
68. staff and the members of the Trustees Committee as those members change.
69. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other
70. remedies permitted by Law.

71. Signed this 14th day of January, 2025.

72. _____
Servant Leadership Board Chair of
Reedsburg United Methodist Church

Lisa Wilson

County Administrator
Sauk County