



LEASE OF METRO PROPERTY

FOR CROSSROADS SCHOOL FOR ARTS & SCIENCES



Metro

LOCATION OF LEASE SITE



SUMMARY OF LEASE TERMS

Premises	The Premises consists of <u>34,549 square feet</u> with fencing and paving installed by Crossroads.
Term	Lease Agreement is <u>seven (7) years</u> commencing on the first day of the month following Metro Board approval.
Rent	Crossroads will pay Metro Two Hundred Sixty Four Thousand Dollars (<u>\$264,000</u>) for the first year, with annual escalations of \$6,000 (\$500/month) for each consecutive year . Total revenue over the seven (7) year lease term will be \$1,974,000 .
Termination Clause	Terminable with <u>six (6) months' written notice</u> if required for Metro's transportation-related or public project purposes only.



LOCATION OF LEASE SITE



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Photos from Expo bike way at 18th Street



Looking southwest from Expo bike path towards Metro R/W currently leased to Crossroads School for parking.



Looking south from Expo bike path towards gate at 18th Street. CSM has plans to open this gate for pedestrian traffic only. Opening this gate to the public is causing Crossroads to make additional improvements along the east end of their lease area.



Thank you



Metro®