

SUMMARY OF LEASE AGREEMENT KEY TERMS
THE CROSSROADS SCHOOL FOR ARTS & SCIENCES

Premises	The Premises consists of <u>34,180 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.