

**LEASE AGREEMENT**  
**BETWEEN LAKESHORE AMATEUR RADIO SERVICE CLUB**  
**AND CITY OF MANITOWOC**

This Lease Agreement is hereby entered into by and between the City of Manitowoc, Wisconsin, a municipal corporation, ("City") and Lakeshore Amateur Radio Service Club ("Club").

The City and the Club hereby agree as follows:

1. **Premises Leased.** The City hereby leases to the Club and the Club leases from the City, all in accordance with the terms of this Lease Agreement, the following described premises:

Two rooms of the second floor of the City of Manitowoc, Former Armory,  
930 N. 18<sup>th</sup> Street, Manitowoc, Wisconsin, which comprises the  
Emergency Operation Center (EOC).
2. **Consideration.** Rent shall be payable from the Club to the City in the amount of One Dollar (\$1.00) per year.
3. **Term.** This Lease Agreement shall continue unless one party gives ninety (90) days written notice to the other of its intent to terminate this lease.
4. **Conditions of Lease.**
  - a. The Club agrees to use the leased premises only as a base for its radio operations and to conduct classes for area residents who wish to become F.C.C. licensed amateur radio operators.
  - b. Hours. The Club shall be permitted to use the leased premises as needed for Club business, classes, and in the event of emergency situations requiring the use of the radio facilities. In the event of such emergency, a Club representative shall notify the Director of Public Infrastructure or his/her representative and the Manitowoc Police Department of its use of the leased premises. The Club also agrees to provide the Director of Public Infrastructure its schedule for regular use of the leased premises.
5. **Non-assignable.** This lease shall not be assignable by the Club without prior written permission of the City.
6. **Maintenance.** The Club agrees to maintain the leased premises in its current condition, reasonable wear and tear accepted. The Club shall sweep, mop, and clean the rooms on a regular basis and remove trash from the rooms weekly.
7. **Insurance.** During the term of this Lease Agreement, the Club shall maintain general liability insurance with limits not less than \$2,000,000 aggregate; \$1,000,000 personal injury; \$1,000,000 each occurrence; \$10,000 medical expense any one person; \$100,000 fire damage, any one fire; and the policy should be written on a "per occurrence" basis.

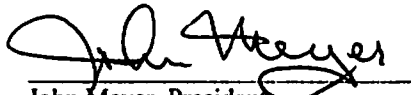
Further automobile liability insurance shall be maintained by the Club with limits not less than \$1,000,000. The Club shall provide the City with current certificates of this insurance coverage throughout the lease term. The City of Manitowoc shall be named as additional insured. No policy for insurance shall be canceled for any reason during the term of the Lease Agreement without thirty (30) days prior written notice to the City.

- 8. Alcohol. No alcoholic beverages shall be served, sold or consumed on the leased premises.

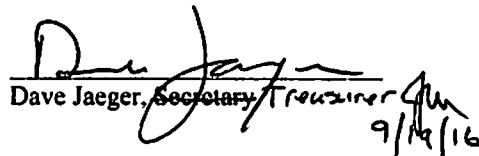
Dated this 19 day of SEPTEMBER, 2016.

LAKESHORE AMATEUR  
RADIO SERVICE CLUB

CITY OF MANITOWOC

  
John Meyer, President

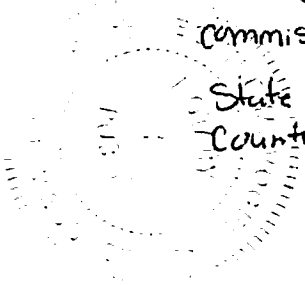
Justin Nickels, Mayor

  
Dave Jaeger, Secretary/Treasurer  
9/19/16

Jennifer Hudon, City Clerk/Deputy Treasurer

Drafted by Elizabeth Majerus, Staff Attorney

notarized by: *Bernie M. Jogle*  
Commission expires: 5-28-2019  
State of Wisconsin  
County of Manitowoc



The undersigned hereby certifies that the above-named  
 person is a resident of the State of New York and is  
 entitled to vote in the election to be held on the  
 11th day of November, 1964, in the County of  
 Westchester, State of New York, for the office of  
 Representative in the State Assembly, District of  
 the 11th, City of Westchester, County of Westchester,  
 State of New York.

STATE OF NEW YORK

WESTCHESTER COUNTY

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 Notary Public in and for  
 the County of Westchester,  
 State of New York.

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 Notary Public in and for  
 the County of Westchester,  
 State of New York.

WESTCHESTER COUNTY, NEW YORK

