

COMMISSIONER'S RECORD N

141

Douglas County Republican, Lawrence

application for a building at the Lone Star Lake for use of the 4-H Club. The Board suggested they go to the park and look over these buildings, and explained in detail what the county would expect them to do in the way of upkeep. Mr. Six said he would present this matter to the Farm Bureau Board at its next meeting.

The Board entered into an agreement with the Ministerial Alliance, leasing one of the buildings at the Lone Star Lake.

LEASE

THIS LEASE, made this 10th day of May, 1941, by and between the Board of County Commissioners of Douglas County, Kansas, party of the first part, and John E. Bowers, Alfred J. Beil and Russell Carter, for and on behalf of the Ministerial Alliance of Douglas County, Kansas, parties of the second part:

WITNESSETH, that the said party of the first part, in consideration of the rents, covenants and agreements of the said parties of the second part hereinafter set forth, does, by these presents, let, lease and rent to the said parties of the second part, the following described property situated in the County of Douglas and State of Kansas, to wit:

Mess hall kitchen at Northwest corner of Lone Star Lake camp and grounds, extending to lake on North and West sides, provided however, Douglas County reserves right to construct a road through the grounds.

to have and to hold the same for a term of one year, unto the said parties of the second part from the 1st day of April, 1941, with the further understanding and agreement by the parties to this contract that the parties of the second part shall have the option to renew this lease on the same terms and conditions at the end of the first year for a further period of two years; the parties of the second part agree that the said premises will not be subleased without the consent of the party of the first part, provided however, that the parties of the second part may rent the said premises to different organizations for short periods of time, but that the said parties of the second part will at all times remain in control of the premises and be responsible for the conditions imposed by this lease.

AND THAT THE said parties of the second part, in consideration of leasing the premises as above set forth, covenant and agree with the said party of the first part to pay to the said party of the first part as rent for the same, the sum of One Dollar (\$1.00) for the said term and the said parties of the second part further agree to paint the building white and to maintain the building and grounds and keep the same in good repair during the period of this lease. In case the roof is painted, it shall be either dark green or black.

THE SAID PARTIES of the second part further agree to keep the said building insured for the sum of at least One Thousand Dollars (\$1000.00) against loss by fire or wind storm during the term of this lease; the said insurance shall be payable to the County Treasurer for and on behalf of Douglas County, and the party of the first part agrees that in the event of a loss by fire or wind storm, the party of the first part will furnish the said parties of the second part with another building equally suitable for the use of the parties of the second part or will use the insurance money for the construction of a new building which shall be used by the parties of the second part under the conditions of this lease.

THE PARTIES of the second part further agree to furnish and provide any necessary connections for electricity, water or sewage disposal which might be needed, and which is not at the present time equipped in said building, and to pay for any electricity and water used in said building during the term of this lease.

SAID PARTIES of the second part further agree to assume any liability for damages which might arise during, and in connection with the use and occupation of the said building during the term of this lease and hereby relieve the said party of the first part from any such liability.

THE PARTIES of the second part further agree that the building and grounds will be used solely for religious, charitable and non-commercial purposes.

THE PARTY OF THE first part further agrees that at all times during the operation of this lease, they will provide a right of way from the grounds to a public highway.

IN WITNESS WHEREOF, the said parties have hereunto set their hands the day and year first above written.

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS.

Party of the First Part
By

Louis H. Griffith

Chairman

Ed Johnson

Commissioner

J. M. Sanderson

Commissioner

MINISTERIAL ALLIANCE

Parties of the Second Part

By

John E. Bowers

Alfred J. Beil

Russell Carter

Attest: Fred W. Kahn
Deputy County Clerk