

LEASE AGREEMENT FOR LEGISLATIVE OFFICE SPACE

Landlord	<u>David J. Galbo</u>	Lease Term	<u>1-1-14 to 3-31-14</u>
Mailing Address	<u>938 Parkside Avenue</u>	Term	<u>Three (3) Months</u>
	<u>Buffalo, New York 14216</u>	Starting Date	<u>1-1-14</u>
Tenant	COUNTY OF ERIE 95 FRANKLIN STREET BUFFALO, NY 14202		
Total Rent	<u>\$ 2,025.00</u>	At a Monthly rate of \$ 675.00 (to be paid the first of every month)	
Square Feet of Premises	<u>Approx. 840</u>	Suite No./Floor	<u>1</u>

1. Leased Premises

The Landlord has agreed to rent to the Tenant and the Tenant has agreed to rent from the Landlord the following premises:

First Level Tenant Office Space

2. Use

The Tenant agrees not to use the premises for any other purpose than office space for Erie County Legislative District 3.
3. Assign and Sublease

The Tenant must not sublease or assign this lease to anyone else.
4. Rent

The Tenant agrees to pay the rent on the first day of every month at the Landlord's Mailing Address.
5. Right of Landlord to Show Premises and to Place Signs Thereon

Tenant agrees to allow the Landlord, in person or by agent, to enter the said premises at all reasonable times of the day and to allow the Landlord, or his agent, to place on or about said premises, notices indicating that the premises are for sale or rent, and to allow the Landlord, or his agent, to enter upon and pass through and over premises for purposes of showing the same to persons wishing to purchase or lease the same.
6. Utilities

The Landlord shall provide at no cost to the Tenant all utilities: including light, heat, water and sewer.

16. Indemnity

The Landlord agrees to defend, hold harmless and indemnify the said County of Erie, staff, and invitees from all claims arising out of the acts or omissions of the Landlord, agents, employees, or subcontractors, and from all claims resulting from the Landlord's ownership of the building.

17. Insurance

Landlord agrees to provide written proof to the said County of Erie of the existence of structural insurance coverage and liability insurance, together with any endorsements referring to contents.

Tenant has read this lease. All promises made by the Landlord are in this lease. There are no others. This lease is authorized by resolution, adopted by the Erie County Legislature on , item , page , and by resolution adopted item , page , of the Legislature's proceedings.

David L. Gallo
Landlord or Agent of Landlord

Robert J. Grant
Minority Leader, Erie County Legislature

Robert M. Grant
Witness:

Erie County Executive

Assistant Erie County Attorney
Approved as to Form

Erie County Director of Real Estate
Approved as to Form

Document No.: _____
Date: _____