

LEASE AGREEMENT FOR LEGISLATIVE OFFICE SPACE

Landlord Richard + Janene Staffone Lease Date 1/20/2016
Mailing Address 28 eden st. Term 22 mos.
Buffalo, NY 14220 Starting Date 3/1/16
Ending Date 12/31/2017

Tenant **COUNTY OF ERIE
95 FRANKLIN STREET
BUFFALO, NEW YORK 14202**

Total Annual Rent \$ 9000 at a Monthly rate of \$ 750
(to be paid the first of every month)

Square Feet of Premises 1200 sq ft

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:

469 Abbott Rd, Buffalo
NY 14220 (lower front)

2. Use The Tenant agrees not to use the premises for any other purpose than office space for Erie County Legislator

Patrick B. Burke

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 electricity, heat, water and sewer.

7. Air Conditioning The Landlord agrees that the space shall be air conditioned.

8. Snow & Ice Removal The Landlord agrees to maintain the structure of the building and to keep all walks, driveways, and entrances free of snow and ice.

9. End of Term The Tenant must return the premises broom-clean at the expiration of the lease to the Landlord and in the same condition as when taken, reasonable wear and tear thereof accepted.

10. Number Clauses Every Numbered Clause herein contained is hereby made a condition.

11. Fire Conditions In case the premises herein leased shall be partially damaged by fire, the same shall be repaired as speedily as possible by the Landlord. In case the premises shall be totally destroyed by fire, or so much damaged as to render them untenable, either party hereto may serve personally, or by registered mail, upon the other party

within ten days after such fire, a thirty-day written notice of the intention of such party to terminate this lease and the term therein provided for and at the end of such thirty days the tenant shall pay all rent to the date of said fire and surrender up to the owner and premise discharge of this lease.

12. Rules
Tenant must comply with Landlord's Rules. Notice of Rules will be posted or given to Tenant. Landlord need not enforce Rules against other Tenants. Landlord is not liable to Tenant if another tenant violates the Rules. Tenant receives no rights under the rules.
13. Executory
This agreement shall be deemed executory to the extent of monies available in the yearly budget of the County of Erie as approved. No liability shall be incurred by the County of Erie beyond such monies as made available for the purpose therefore.
14. Changes
This lease may be changed only by an agreement in writing signed by and delivered to each party.
15. Effective date and Signatures
Landlord and Tenant agree that this agreement is effective as of the date that both parties have completed copies and are signing as of the date at the top of the Lease.
16. Termination
This lease agreement is automatically terminated in the event that Legislator PATRICK B BURKE ceases to be a member of the Erie County Legislature representing the 7th District or by resolution from the county legislature subject to other terms and conditions in this lease.
17. Indemnity
The landlord agrees to defend, hold harmless and indemnify the said County of Erie and Legislator Patrick B. Burke, 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.

18. 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.

19. Compliance with Laws

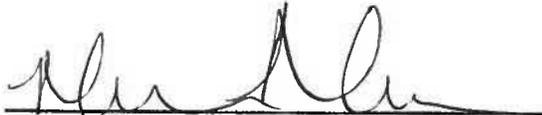
Landlord agrees to maintain the building in compliance with all local state and federal laws, rules and regulations. Landlord shall ensure that the premises is accessible to disabled persons, including access by those using wheelchairs.

20.

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. This lease may also be terminated upon legislative resolution and sixty (60) days' written notice of intent to the landlord.


Janene Stafford
Landlord or Agent of Landlord


Erie County Legislator
7th District


Witness:

Erie County Executive

Assistant Erie County Attorney
Approved as to Form

Erie County Director of Real Property Tax Services
Approved as to Form