

FACILITY LEASE AGREEMENT

This Facility Lease Agreement (“Agreement”) is made by and between Beginnings, Inc. (“Beginnings”) and Northern United Humboldt Charter School (“the Charter”) operating a charter school learning center site within the buildings and on the property of Beginnings, Inc., with regard to the following representations and assumptions:

RECITALS

- a. Beginnings is the sole owner of the school site described in Section (1) of this Agreement. The site is suitable for a public charter school program.
- b. Northern United Humboldt Charter School is a charter school duly formed and approved by and operating within the boundaries of the Humboldt County Office of Education.
- c. Beginnings has offered Northern United Humboldt Charter School, and the Charter has accepted, use of Beginnings facilities described in Section (1), and shown on the map in Exhibit A, located at 5 Cemetery Road, Briceland, California, for the educational program.

AGREEMENT

Beginnings, Inc. and Northern United Humboldt Charter School desires to enter into an agreement defining their rights, duties, and liabilities relating to the premises. In consideration of mutual covenants contained, the parties agree as follows:

1. **PREMISES**. Northern United Humboldt Charter School shall hereby be entitled to use the facilities known as the Octagon (1,800 square feet), Skyfish (1,200 square feet), and the Dojo (1,000 square feet) located on the Beginnings site located at 5 Cemetery Road, Briceland, County of Humboldt, California. It is acknowledged that the Charter intends to use the designated Premises as an educational facility as described in the Charter School’s charter. The specific premises the Charter is authorized to occupy is identified in Exhibit A, attached hereto and included herein.

For the term of this Agreement, the Charter shall have the exclusive use of the designated classrooms and shared use of the other designated area, within the parameters of this Agreement.

2. **TERM**. The term of this Agreement (“Term”) shall be for one school year, from the date of execution of this Agreement by all parties up through June 30, 2024. Northern United Humboldt Charter School agrees to lease the Premises set forth in Section (1) for the amount of \$1,000/month.

Northern United Humboldt Charter will pay to Beginnings the share of utility costs that are related to the facilities described in Section (1) for the term of this agreement. The share of utility costs will be reimbursed to Beginnings based on vendor invoices.

Utility costs include electricity, gas, heating fuel, waste disposal, telephone and internet as well as custodial supplies and pro rata share of maintenance expenditures.


3. OWNERSHIP.

The Premises shall remain the property of Beginnings. Northern United Humboldt Charter School shall be entitled to use of the facilities from the date of this agreement through June 30, 2024.

BEGINNINGS, INC., AND NORTHERN UNITED HUMBOLDT CHARTER SCHOOL have signed this Agreement on the dates set forth below.

DATE: 05-02-2023

DATE: _____



JULIA ANDERSON
Director
Beginnings, Inc.

SHARI LOVETT
School Director
Northern United Humboldt Charter School

BEGINNINGS INC.

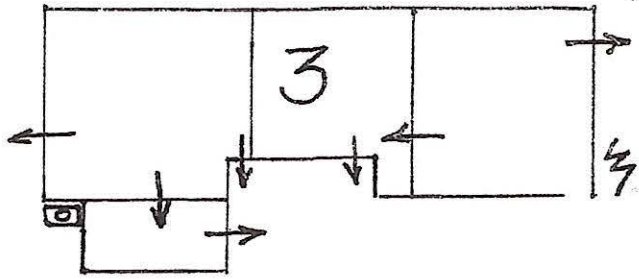
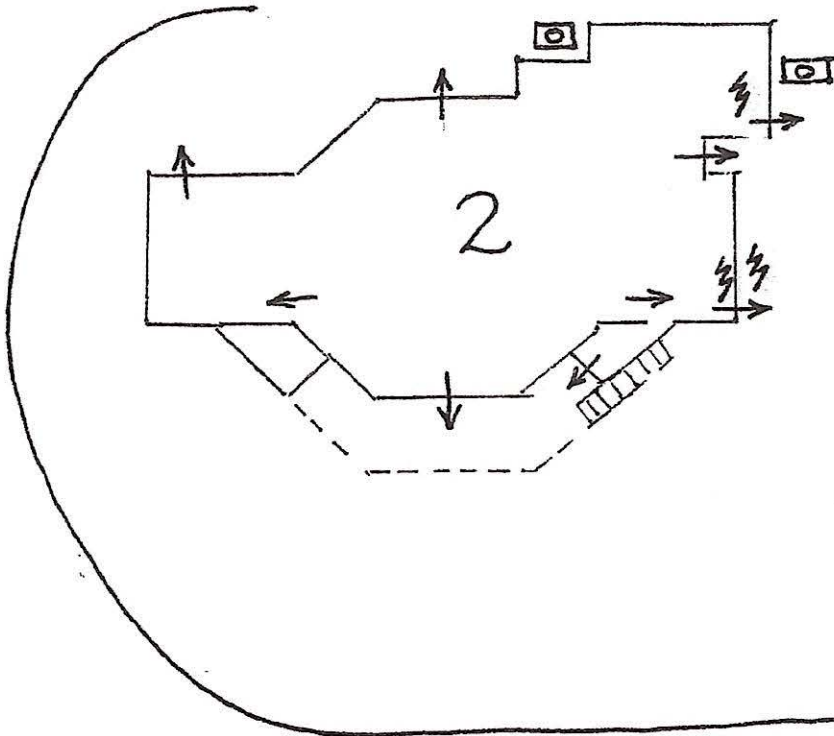
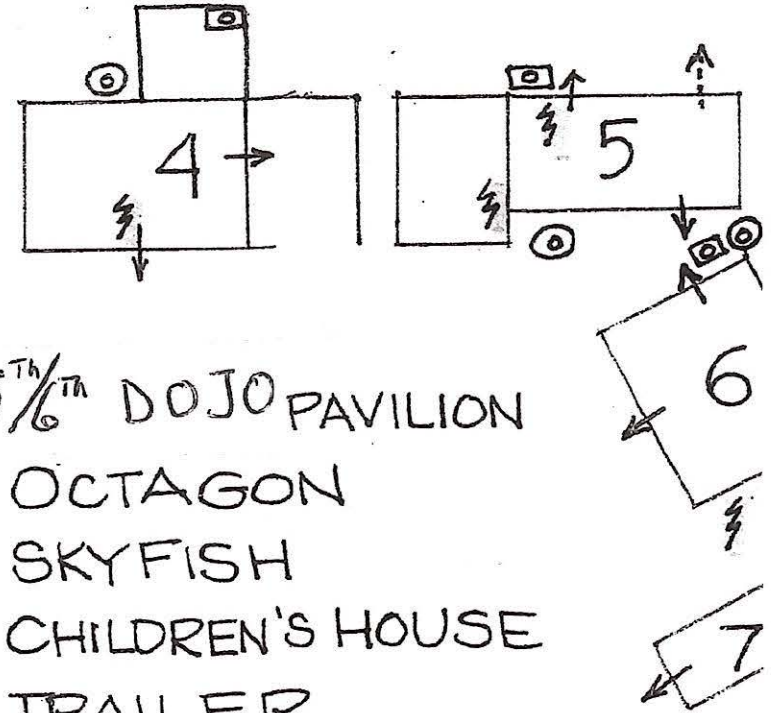


Exhibit A



FACILITY MAP



Northern United Humboldt Charter

- 1 15th/₆ DOJO PAVILION
- 2 OCTAGON
- 3 SKYFISH
- 4 CHILDREN'S HOUSE
- 5 TRAILER
- 6 CARETAKER
- 7 DISASTER PREP SHED



- ⚡ ELECTRICAL SHUT OFF
- ⊙ PROPANE SHUT OFF
- ⊠ WATER SHUT OFF
- ↓ EXIT

Northern United Humboldt Charter has use of buildings (1) Dojo, (2) Octagon and (3) Skyfish.