

Property Lease Agreement

PARTIES: The parties to this real property lease (the Lease) are Bodega Volunteer Fire Department, Inc. (Lessor or Landlord) and Gold Ridge Fire Protection District (Lessee or Tenant)

PREMISES: The leased premises is the real property located at 17240 Bodega Highway, Bodega, California, 95422, a portion of property contained within Sonoma County Assessors Parcel Number 103-120-034 as set forth in the map attached as Exhibit A (the Premises)

TERM: This lease will commence on the date on which both parties have signed the Lease and will be in effect through June 30, 2026.

CONSIDERATION:

1. Tenant will pay to Landlord one dollar (\$1.00) rent for the full term of the Lease.
2. Tenant will also pay property taxes on both APN 103-120-034 and APN 103-120-010.
3. Tenant will also pay to insure both parcels for property damage and liability consistent with historical coverage amounts and scope of coverage.
4. Landlord to be named as also-insured on both parcels, and as payee for loss against the Post Office building or the McCaughey Hall building

NO PARTNERSHIP: Nothing in this Lease shall create a partnership, joint venture, employment, or any other relationship between Lessor and Lessee other than that of Landlord and Tenant. Neither Party shall be liable, except as otherwise expressly provided herein, for the other Party's obligations or liabilities. Tenant shall indemnify and hold Landlord and leased property, including the Premises, free and harmless from all obligations and liabilities incurred by Lessee in the conduct of fire services, or other operations on the Premises, whether under this Lease or otherwise.

USE OF PREMISES: The Premises shall be used for the purpose of providing emergency fire and medical emergency services, fire department administrative activities, fire department meetings/trainings and normal fire department business, including but not limited to parking, maintenance, storage of equipment and vehicles, and any other normal fire department activities. The Premises shall not be used for any other purpose without Landlord's prior written consent.

ALTERATION/MAINTENANCE OF PREMISES:

In the event Tenant desires to make interior or exterior modifications to the structure, Tenant will consult with Landlord and Landlord's approval shall be obtained prior to modifications, and Tenant will obtain any necessary permits to perform such work. Landlord and Tenant may enter into a cost sharing agreement for specific alterations to the facility.

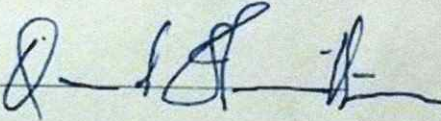
If there is damage to the Premises, it is the responsibility of the Tenant to repair/replace the damage/property.

The Premises will be kept well maintained and clear of any unwanted/unnecessary debris and/or unsightly items Tenant will bear the cost of all maintenance of the leased Premises.

NOTICE: When required, notice is to be made to the persons at the addresses stated below.

Landlord: Bodega Volunteer Fire Department, Inc

Signature:



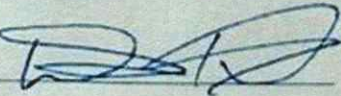
Date:

7/11/25

Mailing Address:

Tenant: Gold Ridge Fire Protection District

Signature:



Date:

7/11/25

Mailing Address: