

Rental Agreement

Dated: 12-10-19

Between: Serenity Fellowship, INC.

A Not For Profit Corporation hereinafter known as landlord and acting property manager.

And

Medford Fellowship Group of Alcoholics Anonymous

A Not For Profit Organization here after known as Tenant.

Landlord rents to tenant the following described property on the terms and conditions set forth in this document.

Meeting hall and/ or room known as activity room of the Medford Alano Club building located at 1921 Elm Ave., Medford OR.

Original Term: The term of this rental agreement shall be on a year to year basis commencing on and continuing for twelve(12) months after the commencement date throughout midnight of the last day of the month, 12 months after the commencement date. The terms of this rental agreement shall automatically renew; unless either the landlord or tenant presents in writing by First Class Mail at least 30 days prior to renewal date, a desire to make changes to this rental agreement.

Desired changes will be presented in writing within 30 days.

POSSESSION: Tenant's right to possession and obligations under this rental agreement shall commence on the commencement date. Possession is a half hour before scheduled meetings and half hour after scheduled meetings.

RENEWAL OPTION: If the rental agreement is not then in default, tenant shall have the option to renew this rental agreement for the succeeding one (1) year as follows:

(A) Each of the renewal terms shall commence on the day following the date of termination of the preceding term.

(B) Any changes in this rental agreement must be submitted in writing at least thirty (30) days prior to the renewal date of this rental agreement. If written letter requests no changes, the terms and conditions of the rental agreement for each renewal term shall be identical with the original term.

(C) If the parties do not agree upon the rent to be paid, then the rental payment amount shall be the prior year's rate plus 5%, and such amount shall be paid in monthly installments.

RENT: Lessee shall pay as rent the sum of \$1000 per month. Rent shall be payable on the 10th day of each month in advance at such place as may be designated by the lessor. The amount of \$1000 per month is payable to Serenity Fellowship, Inc.

MAINTENANCE; The lessor agrees to maintain the leased property by providing janitorial services.

ASSIGNMENT AND SUBLEASE: No part of the leased property may be assigned, rented, or subleased, nor may a right of use of any portion of the property be conferred on any third person by any

means, without the written consent of the lessor. The Alano Club board may rent the activity room or meeting hall to its members for special one-time events. The Alano Club may use the meeting room for any Alano Club function and supply the game room for meeting use.

DEFAULT: The following shall be actions of default;

(A) Rent: Failure of lessee to pay any rent or other charge within a ten (10) days after it was due.

(B) Default in other Covenants: Failure of lessee to comply with any term, or condition, or fulfill any obligation of the lease agreement (other than the payment of rent or other charges) within twenty (20) days after written notice by lessor specifying the nature of the default.

© Abandonment: Failure of tenant to occupy the property for the purposes permitted under this lease agreement for ten (10) day's, or more, unless such failure is excused under other provisions of this lease agreement.

REMEDIES ON DEFAULT: Termination: In the event the default the lease agreement may be terminated at the option of the lessor, by notice in writing to the lessee. If the lease agreement is not terminated by election of the lessor, or otherwise, lessor shall be entitled to recover damages from lessee for the default. If the lease agreement is terminated, lessee's liability to lessor for damages shall survive such termination, and lessor may re-enter, take possession of the premises, and remove any persons or property by legal action or by self-help with the use of reasonable force without liability for damages thereof.

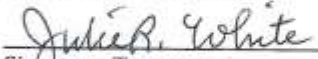
ATTORNEY FEES: If suit or action is instituted in connection with any controversy arising out of this lease agreement, the prevailing party shall be entitled to recover, in addition to such costs, such sum as the court may adjudge reasonable as attorney fees.

Lessor:

SERENITY FELLOWSHIP


Signature- Chairman


Stephen Schultz
Printed Name- Chairman


Signature- Treasurer

Signature- Treasurer

Lessee:

Medford Fellowship-Of Alcoholics Anonymous


Signature- Chairman

Erik E Tinsley
Printed Name- Chairman


Signature- Treasure

Lorna D. Keatch
Printed Name- Treasure