

LEASE

THIS LEASE, by and between the undersigned, as trustees of Cleveland County, hereinafter called "County", and, CROSSROADS YOUTH & FAMILY SERVICES, INC., hereinafter called "Lessee",

The County hereby leases, demises and lets to the Lessee the following described space:

All of Suite500; being an office containing approximately 9,899 square feet located within the Alan J. Couch Juvenile Center, 1650 W. Tecumseh Road, City of Norman, Cleveland County, Oklahoma, for a term of twelve (12) months (or until the said term shall sooner expire under the provisions hereof) commencing on the 1st day of July, 2026, and ending at twelve midnight on the 30th day of June, 2027, at a total rent of \$1.00 per year, during the occupancy. The rental payment to be made on the 1st day of July, 2026, to be payable to the County at its office at 201 S. Jones, Suite 260, Norman, OK 73071, Cleveland County, Oklahoma, or at such other place as the County may from time to time designate in writing.

This lease is made upon the following terms, stipulations and conditions, which the parties hereto respectively promise and agree to keep and perform:

1. Lessee covenants and agrees that, without the prior written consent of the County:
 - (a) The premises hereby leased shall be used and occupied by the Lessee only as offices for and the conducting of services for Crossroads Youth & Family Services, Inc. in Cleveland County, Oklahoma.
 - (b) This lease shall not be assigned nor shall any right or interest therein be conferred on or vested in anyone other than Lessee, whether by operation of law or otherwise, nor shall the Lessee

sublease, underlet or permit the leased premises or any part thereof to be used by others for hire.

(c) The Lessee shall not make any alterations in nor additions or improvements to, the leased premises.

2. The Lessee shall take good care of the leased premises and at the end of the term hereof shall surrender the same in as good condition as reasonable use will permit. County shall have the right, at the cost and expense of Lessee, to repair any and all damages to the building or leased premises, and all breakage or other injury done by the Lessee or the agents, clientele, employees or visitors of Lessee, damage caused by the overflow of water or by any damage caused by the negligence of Lessee, its agents, employees, visitors or guests.
3. All alterations, additions or improvements upon the leased premises or the building made by either party (except moveable furniture and fixtures put in at the expense of the Lessee and removable without defacing or injuring the building or leased premises, including playground equipment) shall become the property of the Authority and shall remain upon and be surrendered with the premises as a part thereof at the end of said term.
4. In case of injury to the leased premises by fire or other cause, Lessee shall give immediate notice thereof to County. If the leased premises shall be damaged by fire or other casualty without the fault or negligence of Lessee, or its agents, employees or visitors, the damage shall be repaired as promptly as possible at the expense of County unless said damage is so extensive that County shall decide not to rebuild or recondition the premises. If, without the fault or negligence of the Lessee, the leased premises shall be rendered unusable by the elements, or from any other cause, rental therefore shall cease and determine until the premises are repaired, as aforesaid; and if County, because of the extent of such damage, shall decide not to rebuild or recondition the leased premises, then the term hereof shall cease and determine and accrued rental shall be paid up to the time of the fire or other casualty.

5. Lessee shall furnish, at its expense, water, heating, air conditioning, lighting and janitor in the manner customary in the building, without liability for the cessation of or interruption to any or all of said services when due to circumstances beyond the control of County, provided that at all times reasonable diligence is used to resume the furnishings of such service, or services.
6. County, or it's agents, shall have the right to enter the leased premises at any time and from time to time to examine the same or to make alterations and repairs, or for any purpose which it may deem necessary for the operation or maintenance of the building or its equipment, or to exhibit the leased premises.
7. In case Lessee shall desert or vacate the leased agreement herein contained and such shall continue for thirty (30) days after receipt by Lessee of written notice thereof given by County, then County may, at its option:
 - a. Take immediate possession of the leased premises for the purpose of re-letting the same in diminution of County's damage occasioned by such breach, and
 - b. Terminate this lease, re-enter upon the leased premises with or without process or law, remove all persons therefrom and take immediate possession of the leased premises free and clear of any claim arising by, through or under Lessee.
8. Any notice to or demand upon Lessee shall be in writing and shall be deemed to have been given or made on the day it is mailed by registered mail to Lessee at the following address:

Executive Director, Crossroads Youth & Family Services, Inc.; 1333 West Main Street; Norman, Oklahoma, 73069 or at such other address as Lessee may hereinafter specify in writing for such purpose.
9. Any notice to or demand upon County shall be in writing and shall be deemed to have been given or made on the day it is mailed by registered mail to County at 201 S. Jones, Suite 260, Norman,

Oklahoma, or at such other address as County may hereafter specify in writing for such purpose.

10. Either party may terminate this Lease for cause by giving thirty (30) days written notice to the other.

11. Any and all personal property which may be stored or removed from the premises by County upon termination of this lease may be handled, removed or stored by County at the sole risk, cost and expense of Lessee, and the County shall in no event be responsible for the value, preservation or safe keeping thereof; and at any time after sixty days from the termination of this lease. County may dispose of such personal property in any way that it deems proper upon ten days' notice in writing mailed in the usual manner to Lessee at the demised premises or to such other address as shall have been designated in writing by Lessee for that purpose. If County shall sell any such personal property, it shall be entitled to retain from the proceeds thereof the expenses of such sale and the cost of handling and storage.

The waiver of any breach hereof by County or its consent to any act which would otherwise be a violation of the provisions hereof shall not be construed as a waiver of any subsequent breach or to imply consent to any subsequent act which constitutes a violation hereof

The provisions hereof shall bind and inure to the legal representatives, successors and assigns of the parties.

Passed and Approved by the Board of Cleveland County Commissioners
this ____ day of _____, 2026.

Rod Cleveland, District 1 Commissioner

Jacob McHughes, District 2
Commissioner

Rusty Grissom, District 3
Commissioner

ATTEST: _____
Pam Howlett, County Clerk

CROSSROADS YOUTH AND FAMILY SERVICES

BY: 

WENDY SWATEK, EXECUTIVE DIRECTOR (LESSEE)