

### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum"), made and entered into as of the \_\_\_\_ day of May, 2023, by and among the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT PUBLIC FACILITIES CORPORATION**, a Kentucky non-profit corporation and an agency and instrumentality of the Lexington-Fayette Urban County Government, with an address of 200 East Main Street, Lexington, Kentucky, 40507 (hereinafter referred to as "Lessor"), and **HOPE CENTER, INC.**, a Kentucky non-profit corporation, with an address of 360 West Loudon Ave., Lexington, Kentucky 40507 (hereinafter referred to as "Lessee"). The Lessor and Lessee hereby agree and state as follows:

- A. The Lessor is the owner of fee simple title to the real property located at 360 West Loudon Avenue, Lexington, Kentucky and more particularly described as follows (the "Premises"):

Being all of Lot 9 as shown on the Amended Final Record Plat of the Eastern State Hospital, Lexington-Fayette Urban County Government and Lexington-Fayette Urban County Board of Health Property, of record in Plat Cabinet D, Slide 612, Fayette County Clerk's Office, to which plat reference is hereby made for a more particular description of the said property; the improvements thereon being known and designated as 360 West Loudon Avenue.

Being part of the same property conveyed to the Lexington-Fayette Urban County Government Public Facilities Corporation by the Lexington-Fayette Urban County Government by Deed, dated April 21, 1992, of record in Deed Book 1624, Page 541 in the Fayette County Clerk's office.

- B. The Lexington-Fayette Urban County Government (the "LFUCG") and Lessee f/k/a Community Kitchen/Horizon Center, Inc. are party to that certain Lease dated December 22, 1992 (the "Lease"), by and between LFUCG and Lessee respecting the Premises. When Lessor acquired the Premises from the LFUCG, Lessor acquired the Premises subject to the Lease and Lessee's leasehold estate in the Premises and Lessor assumed the obligations of the LFUCG under the Lease.
- C. In consideration of the rents, covenants and agreements set forth in the Lease, and subject to the terms of the Lease, Lessor has leased and let and does hereby lease unto Lessee the Premises.
- D. The Lease commenced on December 22, 1992 (the "Commencement Date"), at 11:00 a.m., and the term of the Lease ends on the ninety-ninth (99<sup>th</sup>) anniversary of the Commencement Date (said 99<sup>th</sup> anniversary being on December 22, 2091) at 11:00 a.m.
- E. Nothing contained herein shall be deemed to in any way modify or otherwise affect any of the terms or conditions of the Lease. The terms and conditions of the Lease are incorporated herein by reference to the Lease.

F. This Memorandum will bind and inure to the benefit the parties hereto, their respective successors and permitted assigns. This Memorandum may be executed in multiple counterparts, each of which, when taken together, will constitute one and the same instrument.

[signature pages follow]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease on the date first above written.

**LESSOR:**

**LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT PUBLIC FACILITIES  
CORPORATION**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

COMMONWEALTH OF KENTUCKY    )

COUNTY OF \_\_\_\_\_        )

The foregoing Memorandum of Lease was subscribed, sworn to and acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of the Lexington-Fayette Urban County Government Public Facilities Corporation, a Kentucky non-profit corporation, for and on behalf of said corporation.

My Commission Expires: \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

Notary ID: \_\_\_\_\_

**LESSEE:**

**HOPE CENTER, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

COMMONWEALTH OF KENTUCKY    )

COUNTY OF \_\_\_\_\_        )

The foregoing Memorandum of Lease was subscribed, sworn to and acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of Hope Center, Inc., a Kentucky non-profit corporation, for and on behalf of said corporation.

My Commission Expires: \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

Notary ID: \_\_\_\_\_

This instrument was prepared by:

Rose Grsch Camenisch Mains PLLC  
326 South Broadway  
Lexington, KY 40508  
(859) 721-2100

By: \_\_\_\_\_  
Richard H. Mains, Esq.