

## **DESIGN GUIDELINES AGREEMENT**

This DESIGN GUIDELINES AGREEMENT, made the 14th day of May, 2026, between LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT, an urban county government and political subdivision of the Commonwealth of Kentucky pursuant to KRS 67A (hereinafter referred to as "Lexington"), and the UNIVERSITY OF KENTUCKY, with address of 301 Main Building, Lexington, Kentucky 40506 (the "University"):

### **RECITALS**

WHEREAS, Lexington and the University have entered into that certain Memorandum of Understanding, dated May 14, 2026 (the "Agreement"), for Lexington's use of certain real property located at 1785 McGrathiana Parkway, Lexington, Fayette County, Kentucky, as more particularly described in the Agreement (the "Property"); and

WHEREAS, in lieu of a formal sale of the Property and in order to satisfy the requirements mentioned above, Lexington wishes to provide the University with one-half (1/2) of the fair market value of the Property in return for release of the vendor's lien and restrictive covenants; and

WHEREAS, as an inducement to, and in consideration for, Lexington's entry into the Agreement, Lexington and the University have agreed that any construction on the Property by Lexington shall comply with the Coldstream Research Campus Design Guidelines as currently written.

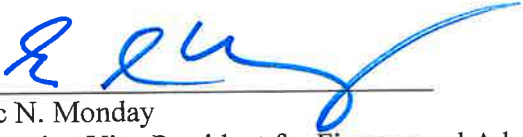
### **AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing and mutually agreed upon promises, conditions, and covenants hereinafter set forth, the receipt and sufficiency of which are acknowledged, the parties hereby agree as follows:

1. Any construction by Lexington on the Property shall be deemed to comply with any and all design guidelines subject to review and enforcement by the University or any department or division thereof, if such construction complies with the Coldstream Research Campus Design Guidelines, June 2009 (the "Design Guidelines"), a copy of which is attached hereto and incorporated herein as Exhibit A.
2. For any amendments to the Design Guidelines that may occur within the four (4) year period following the execution of this Agreement, Lexington may opt to comply with the least restrictive of the requirements under the Design Guidelines in their current form or as amended.
3. Each party to this Agreement represents and warrants that the execution, delivery, and performance of this Agreement have been duly authorized by all necessary action of the respective entity and that the person executing this Agreement on its behalf has the full capacity to bind that entity.

In witness whereof, the parties have hereunto set their hands on the date and year first above written.

**UNIVERSITY OF KENTUCKY**

  
Eric N. Monday  
Executive Vice President for Finance and Administration

Reviewed by:

  
George Ward  
UK Real Estate Services

Examined for form and legality:

  
Thalethia B. Routt (Jun 16, 2026 16:49:42 EDT)  
Attorney, University of Kentucky

**LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**

  
Linda Gorton  
Mayor

Attest:   
deputy Council Clerk

## **EXHIBIT A**

The Coldstream Design guidelines (89 page pdf) can be downloaded at this link:

<https://coldstream.uky.edu/sites/default/files/2022-03/Coldstream%20Design%20Guidelines%202009%20sm.pdf>

## **MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (the "Agreement") is made and entered into on this 14th day of May, 2026, by and between **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government and political subdivision of the Commonwealth of Kentucky pursuant to KRS 67A (hereinafter referred to as "Lexington"), whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, and **COMMONWEALTH OF KENTUCKY, by and through the UNIVERSITY OF KENTUCKY**, 107 Main Building, Lexington, Kentucky 40506 (hereinafter referred to as the "University") (collectively the "Parties").

**WHEREAS**, the Parties entered into a Memorandum of Understanding (attached hereto as **Exhibit A**) (hereinafter referred to as the "MOU") in which the University agreed to convey the Coldstream Property to Lexington in exchange for the conveyance by Lexington to the University of certain streets and roadways. Said MOU also provides that one-half of any proceeds from the sale or use of the Coldstream Property shall be conveyed to the University; and

**WHEREAS**, the Parties consummated said MOU, in part, by executing the Special Warranty Deed dated January 3, 2019, and recorded in Deed Book 3639 Page 293 (hereinafter referred to as the "Deed") (attached hereto as **Exhibit B**); and

**WHEREAS**, the Deed includes a vendor's lien to secure the obligation to pay the University one-half of any proceeds from the sale or use of the Coldstream Property; and

**WHEREAS**, the Deed also includes a restrictive covenant including purchase price requirements; and

**WHEREAS**, Lexington desires to use 1785 McGrathiana Parkway – Lot 25C – 4.1696 acres (hereinafter referred to as the "Property"), as further described on the plat attached hereto as **Exhibit C**, for a police training academy; and

**WHEREAS**, in lieu of a formal sale of the Property and in order to satisfy the requirements mentioned above, Lexington wishes to provide the University with one-half the fair market value of the Property in return for the release of the vendor's lien and restrictive covenants.

## **WITNESSETH**

**NOW, THEREFORE**, in consideration of the foregoing and mutually agreed upon promises, conditions, and covenants hereinafter set forth, the receipt and sufficiency of which are acknowledged, the parties hereby agree as follows:

1. The above recitals are incorporated herein as if fully stated.
2. Property Use. Lexington shall be entitled to use the Property for a police training academy, to which the University has no objection.

3. Payment. At a closing date determined between the Parties, Lexington shall pay the University a total amount not to exceed Four Hundred Thirty-Seven Thousand and Eight Hundred Fifty Dollars and Zero Cents (\$437,850.00) as compensation for Lexington's use of the Property.
  - a. The Parties agree that this payment shall satisfy the requirements set forth in the MOU and within the Vendor's Lien.
  - b. The Parties agree this payment represents half of the fair market value of the Property. The University agrees that this payment satisfies the requirement set forth in the MOU and within the Restrictive Covenant.
  - c. The Parties agree that the University shall not be entitled to any proceeds of any future sale or transfer of the Property, should Lexington sell or transfer the Property at any time in the future.
4. Release of Vendor's Lien and Restrictive Covenant. At a closing date determined between the Parties, the University shall release the Vendor's Lien and Restrictive Covenant from the Property. The University shall pay for the recording of any documents necessary to facilitate said release.
5. University and Lexington each bind itself and its partners, successors, executors, administrators, assigns, and legal representatives of such other party, in respect to all covenants, agreements, and obligations of the Agreement.
6. Contractual Relationship Only. In no event shall the Parties be construed, held, or become in any way or for any purpose the employee of the other party, or partners, associates, or joint ventures in the conduct of their respective endeavors or otherwise. The Parties agree that neither is an agent, servant, or employee of the other, and each party agrees that it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.
7. No Assignment. University may not assign any of its rights and duties under this Agreement without the prior written consent of Lexington.
8. No Third-Party Rights. This Agreement does not create a contractual relationship with or right of action in favor of a third party against either University or Lexington.

9. Kentucky Law and Venue. This Agreement shall be governed in all respects by the laws of the Commonwealth of Kentucky.
10. Amendments. By mutual agreement, the Parties to this Agreement may, from time to time, make written changes to any provision hereof. University acknowledges that Lexington may make such changes only upon approval of its legislative authority, the Lexington-Fayette Urban County Council, and the signature of the Mayor or their designee.
11. Waiver. The waiver by either party of any breach of any provision of this Agreement shall not constitute a continuing waiver or waiver of any subsequent breach by either party of either the same or another provision.
12. Notice. Any written notice required by the Agreement shall be delivered by certified mail, return receipt requested, to the following:

If to University:

Eric N. Monday, Executive Vice President  
For Finance and Administration  
107 Main Building  
Lexington, Kentucky 40506

With copy to:

General Counsel  
301 Main Building  
Lexington, Kentucky 40506

If to Lexington:

Chris Ford  
Commissioner, Department of General Services  
Government Center  
200 East Main Street  
Lexington, Kentucky 40507

With copy to:

Commissioner of Law  
Department of Law  
Government Center  
200 East Main Street  
Lexington, KY 40507

13. Entire Agreement. This Agreement shall constitute the entire agreement between the Parties and no representations, inducements, promises or agreements, oral or otherwise, which are not incorporated by reference herein shall be effective for any purpose. This Agreement shall replace any previous agreement between the Parties on the same subject matter.

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

Lexington-Fayette Urban  
County Government

By: Linda Gorton  
Linda Gorton, Mayor

Attest: Mackenzie Stock  
Deputy Council Clerk

Examined for form and legality:

University of Kentucky

Shall B. Pull  
Office of Legal Counsel

University of Kentucky

By: Eric N. Monday  
Eric N. Monday  
Executive Vice President  
For Finance and Administration