

RESOLUTION NO. 78-93

AUTHORIZING A FARM LEASE OF THE "URRUTY PROPERTY"
TO ROBERT D. PEACH

WHEREAS, the City of Grand Junction has heretofore contracted to purchase the following described real property situated in the Southwest ¼ of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado:

Lots 53 through 56 in Pomona Park, Excepting therefrom the existing residence and associated curtilage situated on Lot 55, said exception also known as 2402 G Road; and

WHEREAS, Robert D. Peach presently farms the above described Property and desires to lease the farming rights during the 1994 growing season.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the City Manager be authorized, on behalf of the City and as the act of the City, to execute the attached Farm Lease Agreement with Robert D. Peach for the lease of the above described Property for a term which commences coincident with the transfer of title of said real property to the City and expires on December 1, 1994, and for a rental fee of \$2,436.00, subject to each and every term and condition of the attached Lease Agreement.

PASSED and ADOPTED this 17th day of November, 1993.

Attest:

President of the City Council

City Clerk

FARM LEASE AGREEMENT

THIS LEASE AGREEMENT is entered into this ____ day of _____, 1993, between the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City", and Robert D. Peach, hereinafter referred to as "the Lessee", whose address for the purpose of this Farm Lease Agreement is 2538 I-70 Frontage Road, Grand Junction, Colorado 81505.

RECITALS

A. The City has contracted to purchase the following described real property situated in the Southwest ¼ of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado:

Lots 53 through 56 in Pomona Park, Excepting therefrom the existing residence and associated curtilage situated on Lot 55, said exception also known as 2402 G Road hereinafter referred to as "the Property".

B. The Lessee desires to lease the farming rights associated with the Property during the 1994 growing season.

C. The City has agreed to lease the farming rights associated with the Property to the Lessee under the terms and conditions of this Farm Lease Agreement.

NOW, THEREFORE, In consideration of the payment of rent and the performance of the promises set forth herein, the City does hereby lease the farming rights associated with the Property to the Lessee.

1. The term of this Lease shall commence coincident with the transfer of title of the Property to the City and expire on December 1. The scheduled closing date for the transfer of title to the City is December 31, 1993. In the event title to the Property is not transferred to the City on or before January 31, 1994, this Lease shall automatically terminate.

2. Lessee agrees to pay to the City as rental for the Property the amount of \$2,436.00, payable as follows: the sum of \$1,218.00 shall be due and payable, without demand by the City, on or before April 1, 1994; the sum of \$1,218.00 shall be due and payable, without demand by the City, on or before November 30, 1994. In the event payment of the rent is not received by the City on or before the due dates as specified above, the Lessee agrees to pay to the City a late charge of \$100.00, which amount shall be added to the amount of rent(s) due.

3. The Lessee agrees to:

(a) Thoroughly plow, irrigate, cultivate and farm all farmable lands upon the Property in a responsible and prudent farm-like manner;

(b) Maintain, clean out and keep in good repair all ditches and headgates located upon the Property and to not allow irrigation water to overrun any furrows or otherwise cause damage to the

Property;

(c) At the expiration of this Lease, surrender the Property and improvements thereon to the City in as good a condition as when the Lessee entered the Property, reasonable use, wear, loss by fire or inevitable accident excepted.

(d) Waive and forego any claim, cause of action or demand the Lessee may have against the City, its officers, employees and agents for injury to or destruction of any property of the Lessee that may be lost, injured, destroyed or devalued as a result of the act, or failure to act, of the Lessee or any third person; and to indemnify the City, its officers, employees and agents and to hold the City, its officers, employees and agents harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising out of, or resulting from the Lessee's use of the Property.

(e) Use the Property for no purpose prohibited by the applicable laws of the United States, the State of Colorado, the County of Mesa, the City of Grand Junction or any other governmental authority; to comply with all police, fire and sanitary regulations imposed by any municipal, state or federal authority either now in force or hereinafter enacted, and to use the premises for no improper or questionable purposes whatsoever.

(f) Not permit stock of any kind to run in any field on the Property.

(g) Not violate nor permit to be violated any code, rule, regulation or order pertaining to the use, application, transportation and storage of any hazardous, toxic or regulated substances or materials, including, but not limited to, herbicides, pesticides and petroleum products. The Lessee agrees that any spill, excessive accumulation or violation of any code, rule, regulation or order pertaining to the use, application, transportation and storage of any such substances shall be reported immediately to the City. The Lessee further agrees that all costs and responsibilities for cleaning, removing and abating any violation pursuant to this paragraph shall be borne solely by the Lessee.

5. (a) The Lessee has inspected the Property, has received the demised premises in good order and condition, and agrees that the condition of the demised premises is sufficient for the purposes of the Lessee. The City makes no warranties nor promises, express or implied, that the Property is sufficient for the purposes of the Lessee.

(b) In the event the demised premises are damaged due to fire, flood or any other casualty, or if the canals, ditches or ditch laterals which provide irrigation to the Property are damaged to the extent where they are no longer functional for the purposes of the Lessee, the City shall have no obligation to repair the Property and improvements nor to otherwise make the premises usable or occupiable; damages shall be at the Lessee's sole and absolute risk. If the City, in its sole discretion, determines not to perform repairs or to otherwise make the

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premises usable or occupiable, the Lessee may terminate this Lease by giving appropriate notice to the City that this Lease is to be terminated.

6. The City, by entering into this Lease Agreement, does not part with its entire possession of

the demised premises, but only so far as it is necessary to enable the Lessee to farm said premises and carry out the terms and provisions of this Lease. The City hereby reserves the right to at all times have its officers, employees and agents enter into and upon the demised premises and every part thereof and to do such acts and things as may be deemed necessary for protection of the City's interests therein.

7. (a) This Lease shall automatically terminate in the event the Lessee: becomes insolvent; is subject to a bankruptcy filing whether voluntary or involuntary; is subject to an assignment for the benefit of creditors or if a receiver is appointed; if the Lessee should suffer death; if the Lessee fails in any manner to comply with any of the terms, covenants, or conditions of this Lease to be kept and performed by the Lessee; or should the Lessee, by any act of negligence or carelessness, or thorough any act of commission or omission permit, or suffer to be permitted, damage to the Property or the demised premises in any substantial manner. In such event, the City may immediately retake possession.

(b) If this Lease is terminated by the City, except termination due to expiration of the lease term, the Lessee shall have reasonable access to the Property for a reasonable time, not to exceed thirty (30) days, to remove the Lessee's personal property. If the Lessee fails to remove the Lessee's personal property within the time prescribed, the City shall not be responsible for the care and safekeeping thereof and may remove the same and store the same in a reasonable manner, the cost, expense and risk of which shall be borne solely by the Lessee. The Lessee hereby agrees that items not timely removed may be sold by the City to cover expenses, with net proceeds after expenses, if any, paid to the Lessee. The City may also set off amounts owed under this Lease Agreement against proceeds of said sale.

8. Upon termination of this Lease, whether as above provided or whether terminated any other way, the Lessee agrees to peaceably surrender and deliver up the premises together with all keys thereunto to the City immediately upon termination.

9. If the Lessee is in default in the performance of any term or condition of this Lease Agreement, the City may, at its sole option, terminate this Lease upon giving thirty (30) days written notice. If the Lessee fails within any such 30 day period to remedy each and every default specified in the City's notice, this Lease shall automatically terminate. If the Lessee remedies its default, the Lessee shall not thereafter have the right of 30 days (to remedy) with respect to the same default, but rather, the Lessee's rights shall, with respect to a subsequent similar default, terminate upon the giving notice by the City. All notices sent pursuant to this Lease Agreement shall be delivered by United States certified mail, return receipt requested, and shall be considered served upon the receiving party as of the date of mailing indicated on the postal receipt. All notices to the Lessee shall be sent to 2538 I-70 Frontage Road, Grand Junction, Colorado 81505. All notices to the City shall be sent to: Property Agent, 250 North 5th Street, Grand Junction, Colorado 81501.

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10. Should the Lessee fail, for whatever reason, to vacate the premises at the end of this Lease or when this Lease is terminated, the Lessee agrees to pay to the City, in addition to all other sums due hereunder, daily rental in the amount of \$25.00 per day for each and every day or portion thereafter. The parties agree that it would be difficult to establish the actual damages to the City in such event and that said \$25.00 daily rental is an appropriate liquidated damages amount.

11. The Lessee shall not sublet, assign or transfer any of the Lessee's interests in this Lease, or

enter into any contract or agreement affecting the Lessee's interest in this Lease, without obtaining the prior written consent of the City, which consent shall not be unreasonably withheld.

12. (a) It is expressly agreed that this Lease is one of lease and not of partnership. The City shall not be or become responsible for loss profits, loss opportunities or any debts contracted by the Lessee. The Lessee shall keep the Property and demised premises free from any liens arising out of any work performed, materials furnished or obligations incurred by the Lessee.

(b) The Lessee shall save, indemnify and hold the City, its officers, employees and agents harmless against all liability or loss, and against all claims or actions based upon or arising from and claim, lien, damage, injury, or death, to persons or property caused by the Lessee or sustained in connection with the performance of this Lease or by conditions created thereby, or based upon any violation of statute, ordinance, code or regulation, and the defense of any such claims or actions, including attorney's fees.

13. In the event the City uses its City Attorney or engages an attorney to enforce the City's rights hereunder, the Lessee agrees to pay any and all attorney fees, plus costs, including, but not limited to, the costs of any experts. This Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Colorado. Venue shall be in Mesa County, Colorado.

14. The parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any officer, agent or employee of the respective parties, unless included herein, are null and void and of no effect. No alterations, amendments, changes or modifications to this Lease Agreement shall be valid unless they are contained in an instrument which is executed by all parties with the same formality as this Lease Agreement.

15. The provisions of this Lease Agreement shall not inure to the benefit of the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, each party to the Lease Agreement has caused it to be executed as of the day and year first above written.

Attest:

For the City of Grand Junction, Colorado

City Clerk

City Manager

Lessee:

Robert D. Peach