

KINROSS CHARTER TOWNSHIP

Special Meeting

March 28, 2023

6:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

March 28, 2023

ACTION & DISCUSSION

Memorandum of Understanding- Field of Sticks

ADJOURNMENT

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this "Document") made as of the

(the "Execution Date"),

BETWEEN:

Southeastern Disaster Relief Service LLC,
(the "Tenant")

-AND-

Kinross Charter Township of 4884 W. Curtis Street, Kincheloe, MI 49788
(the "Landlord").

BACKGROUND:

- A. The Landlord is the owner of the commercial property that is available for lease.
- B. The Tenant wishes to lease commercial property from the landlord.

This Document will establish the basic terms to be used in a future lease agreement (the "Lease") between the Landlord and the Tenant. The terms contained in this Document are not comprehensive and it is expected that addition terms may be added, and existing terms may be changed or deleted. The basic terms are as follows:

Non-Binding

1. This Document does not create a binding agreement between the Tenant and the Landlord and will not be enforceable. Only the future Lease, duly executed by the Landlord and the Tenant, will be enforceable. The terms and conditions of any future Lease will supersede any terms and conditions contained in this Document. The Landlord

and the Tenant are not prevented from entering into negotiations with third Parties with regard to the subject matter of this Document.

Transaction Description

2. The commercial property that is subject of this Document (the Property”) is located at:
 - Vacant land; approximately 13 acres located in Chippewa county; bordered by M80, Cedar Grove Drive, SRGB Griffen Place and S. Riley Street.

Rent and Term of Lease

3. The term of the tenancy will be periodic, starting at 12:00 noon on 1st day of _____, _____ and continuing on a month-to-month basis until terminated by either party (the “term”).
4. The rent will be TBD.

Terms and Conditions

5. The Tenant accepts the Property in its current state and condition without any further work, repairs, treatments or improvements.

This document accurately reflects the understanding between the Landlord and the Tenant, signed on the ____ day of _____.

Per: _____ (Seal)

Southeastern Disaster Relieft Service LLC (tenant)

Per: _____ (Seal)

Kinross Charter Township (Landlord)

James Moore, Township Supervisor

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this “Document”) made as of the

(the “Execution Date),

BETWEEN:

Southeastern Disaster Relief Service LLC,
(the “Tenant”)

-AND-

Kinross Charter Township of 4884 W. Curtis Street, Kincheloe, MI 49788
(the “Landlord”).

BACKGROUND:

- A. The Landlord is the owner of the commercial property that is available for lease.
- B. The Tenant wishes to lease commercial property from the landlord for the purposes of establishing a workforce housing facility in support of Kokosing Alberici Traylor’s Phase III of Soo Lock project.

This Document will establish the basic terms to be used in a future lease agreement (the “Lease”) between the Landlord and the Tenant. The terms contained in this Document are not comprehensive and it is expected that addition terms may be added, and existing terms may be changed or deleted. The basic terms are as follows:

Non-Binding

1. This Document does not create a binding agreement between the Tenant and the Landlord and will not be enforceable. Only the future Lease, duly executed by the

Landlord and the Tenant, will be enforceable. The terms and conditions of any future Lease will supersede any terms and conditions contained in this Document. The Landlord and the Tenant are not prevented from entering into negotiations with third Parties with regard to the subject matter of this Document.

Transaction Description

2. The commercial property that is subject of this Document (the Property”) is located at:
 - Vacant land; approximately 10 acres located in Chippewa county; bordered by M80, Cedar Grove Drive, SRGT Griffen Place and S. Riley Street.

Rent and Term of Lease

3. The term of the tenancy will be periodic, starting at 12:00 noon on 1st day of April, 2023 Continuing until April 1st of 2027 “term”). A 2-year lease extension to cover lease period from April 1st, 2027 through April 1st of 2029 will be incorporated as part of the lease agreement and will not be unduly withheld by “Landlord”.
4. The rent will be TBD.

Terms and Conditions

5. The Tenant accepts the Property in its current state and condition without any further work, repairs, treatments or improvements.

This document accurately reflects the understanding between the Landlord and the Tenant, signed on the ____ day of _____.

Per: _____ (Seal)

Southeastern Disaster Relief Service, LLC (tenant)

Per: _____ (Seal)

Kinross Charter Township (Landlord)

James Moore, Township Supervisor