



Lease Agreement

The Northland Career Center (“NCC”) agrees to lease the greenhouse located at 1801 Branch St., Platte City, Missouri 64079 to the University of Missouri Extension Council of Platte County (“the Council”) and the Extension Master Gardeners of Platte County (EMGPC) under the following terms and conditions.

NCC Proposed Fees and Details:

- The Council will provide proof of general liability insurance which meets the requirements set by the Platte County R-3 School District (“PCR-3”) to Northland Career Center before use of the greenhouse begins.
- The following fees will be charged to EMGPC.
 - Lab/Classroom Rental: \$75 per hour as needed for any classes.
 - Greenhouse Rental (Bi-Annual): \$1500 (paid in advance July 1st* and January 1st) which includes access to the greenhouse between the hours of 6:00 AM and 10:00 PM, Sunday through Saturday. During school hours (M-F 7:45 AM - 2:15 PM), all members and guests of EMGPC would need to check in at the main building to get a visitor pass before entering the greenhouse. Off school hours do not require a visitor check in.
 - Water and electricity is provided at a cost of \$200 per month for use related to the business of EMGPC as part of the rental agreement.
 - NCC agrees to install a provided a sink and repair water hoses as needed near the beginning of the first term of the agreement.
 - Maintenance and repair not caused by the rental party of the greenhouse and related equipment is the responsibility of NCC and PCR-3.
 - Damage caused by use of the rental party should be reported to NCC within 24 hours (if needs immediate attention, notify immediately).
 - No modifications should be made to the property or equipment without consulting with the Director of NCC.
 - The following days the greenhouse will not be available for anyone to be on campus:
 - October 11th, starting at 9:00 AM (NCC Parking Lots full due to Homecoming Activities)
 - November 14th, starting at 4:00 PM (NCC Parking Lots full due to Open House)
 - This agreement is in place for each school year of use, running July 1st - June 30th and will need to be resigned each year.

*First year the \$1500 should be paid within 30 days of the contract agreement start date



Supporting Documents:

Certificate of Insurance with copy of additional insured endorsement from The Council
 School Board Policy for Building Rental
 Platte County R-3 School District Community Use Guide
 EMGPC Business Plan for 2025

Future ideas for NCC facility use by EMGPC and The Council:

- Use of classroom(s) for evening and weekend classes or workshops.
- Use of classroom(s) for summer ideas.
- Work with Community Education to include classes in our mailers, social media, etc.
- Food donations out of the greenhouse.
- Research and Development projects would have to be pre-approved on a project-by-project basis.

The Council:

- The University of Missouri Extension Council of Platte County is a separate government entity as established under the Revised Statutes of Missouri Sections 262-550 to 262-620.
- The Council will be responsible for payment of all fees and charges under the terms of this agreement.
- Any revenues generated by EMGPC will be deposited with and held by the Council.
- The Council will obtain and keep in force a general liability insurance policy that covers the use of the greenhouse by EMGPC as required by PCR-3.

EMGPC:

- Will operate and maintain the greenhouse.
- Will approve any, and all volunteers and Extension staff working in or visitors to the greenhouse.
- Will establish policy and procedures for individuals working in the greenhouse.
- Will provide to NCC a copy of the current business plan and updates.
- Will advise and consult with the Director NCC on any programs which will be conducted in the greenhouse that are not previously included in the current business plan (attached).
- Will use and store various chemicals and agents which are generally used by the greenhouse industry for control and treatment of pests, fungus and algae.
- Will maintain a first aid kit and treatment station in a visible location.

The University of Missouri and the University of Missouri Extension.

The Curators of the University of Missouri assume no liability and is hereby released from any liabilities, obligations or claims arising out of or under this agreement.



Signed: _____ date: _____

Title/Role: _____

Printed Name: _____

Phone: _____

Signed: _____ date: _____

Title/Role: _____

Printed Name: _____

Phone: _____

Signed: _____ date: _____

Title/Role: Director of NCC

Printed Name: Jeff Green Phone: 816-365-9809