

**LEASE AGREEMENT BETWEEN THE CITY OF MANTECA AND RAY OF HOPE
CHILDREN'S SERVICES**

This Month-to-Month Lease Agreement (“Agreement”) is entered into on the date of _____, 2026, by and between the **City of Manteca**, a California municipal corporation (“City” or “Landlord”), and **Ray of Hope Children’s Services**, a nonprofit corporation (“Tenant”).

The parties agree as follows:

1. PREMISES

The City hereby leases to Tenant certain real property and improvements located within the City of Manteca at 113 W Yosemite Avenue (“Premises”). The Premises shall be used strictly in accordance with the terms of this Agreement.

2. TERM

The tenancy shall be month-to-month.

The tenancy shall terminate no later than January 15, 2027.

Either party may terminate this Agreement at any time with written notice to the other party.

There is no expectation of renewal or permanent tenancy beyond the termination date.

3. RENT

Rent shall be One Dollar (\$1.00) per month, in consideration of the public benefit provided by Tenant.

Rent shall be due on the first day of each month unless otherwise agreed in writing.

4. USE OF PREMISES

Use of the Premises is limited solely to nonprofit program operations.

Tenant’s operations must be relocated downstairs to ensure ADA accessibility compliance.

Tenant shall not sublease, assign, or otherwise transfer any interest in this Agreement without prior written consent of the City.

5. INSURANCE

Tenant shall maintain general liability insurance in an amount acceptable to the City.

The City of Manteca shall be named as an additional insured.

Proof of insurance must be provided to the City prior to occupancy and maintained throughout the term of this Agreement.

6. UTILITIES

Tenant shall be responsible for all utilities serving the Premises, including:

Electrical

Water and Sewer

Trash

Utility accounts shall be established in Tenant's name where applicable. All utility services must be discontinued prior to move-out.

7. CITY ACCESS & IMPROVEMENTS

The City retains the right to access the Premises for inspections, maintenance, and improvements.

City staff shall coordinate access with Laura Saunders, Executive Director of Ray of Hope, and provide reasonable notice.

Access to the adjacent parking lot located at 103 W Yosemite Avenue may be limited during City improvement projects.

8. STORAGE & APPEARANCE

No storage of supplies or donations shall be permitted near the front-facing windows.

Front-facing areas must remain clear, orderly, and visually presentable at all times.

Outdoor storage is prohibited unless expressly approved in writing by the City.

9. TENANT IMPROVEMENTS

Any minor tenant improvements require prior written approval of the City Manager.

Unless otherwise agreed in writing, approved improvements shall become the property of the City upon installation.

10. MOVE-OUT / SURRENDER REQUIREMENTS

Tenant shall vacate the Premises no later than **January 15, 2027**, or earlier upon termination.

Upon surrender, Tenant shall:

Remove all personal property, furniture, shelving, and equipment.

Remove all items affixed to walls.

Leave all areas in clean condition.

Thoroughly clean the Premises.

Close all utility accounts.

Participate in a final walk-through with City staff.

Return all keys to the City.

Repair, at Tenant's expense, any damage beyond normal wear and tear.

11. SECURITY DEPOSIT

Upon full execution of this Agreement, Tenant shall provide the City with a refundable security deposit in the amount of five hundred dollars (\$500).

12. CONDITION OF PREMISES

Tenant accepts the Premises in its current "as-is" condition and acknowledges that no representations or warranties have been made by the City except as expressly set forth herein.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes any prior discussions or agreements. Any modifications must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement with the signatures below.

LANDLORD:

City of Manteca

By: _____

Toni Lundgren, City Manager

ATTEST:

By: _____

Cassandra Candini-Tilton, Director of Legislative Services

COUNTERSIGNED

By: _____

Stephanie Van Steyn, Director of Human Resources

APPROVED AS TO FORM:

By: _____

Kousha Mckeenejad, Deputy City Attorney

TENANT:

Ray of Hope Children's Services

By: _____

Laura Saunders, Executive Director