

**STATE OF MISSISSIPPI
DEPARTMENT OF FINANCE AND ADMINISTRATION
OFFICE OF CAPITOL FACILITIES**

**LEASE AGREEMENT
Capitol Complex**

THIS LEASE AGREEMENT made and entered into this the **1st** day of **July 2007** by and between the Office of Capitol Facilities whose address is 501 N. West Street, Suite 2001-A, Jackson Mississippi (hereinafter referred to as "Lessor") _____ and _____ whose address is _____ (hereinafter referred to as "Lessee"). The terms "Lessor" and "Lessee" shall include, whenever the context admits or requires, singular or plural, the heirs, legal representatives, successors and assigns of the respective parties.

WITNESSETH

FOR AND IN CONSIDERATION of the rental, covenants and conditions hereinafter stipulated to be paid and performed by Lessee, Lessor does hereby demise and let unto Lessee and Lessee does hereby accept and let from Lessor, the following described property situated in the City of _____, County of _____, State of Mississippi, described as follows, to wit:

0,000 square feet of office space located within the _____.

SECTION 1. The primary term of this lease shall be for **12** months, commencing on **July 1, 2007** and ending at 12:00 midnight on **June 30, 2008**.

SECTION 2. The Lessee agrees to pay to the Lessor, in the manner prescribed by Section 29-5-6, Mississippi Code Ann. (1972), rent in the sum of: _____ (**\$12.00** per square foot) for the demised premises, according to the following terms and conditions:

\$00,000.00 divided into 12 monthly installments (**\$0,000.00**) to be paid by the **10th** of every month. In the event that the sums are not received on or before the 15th of the month, a penalty of 10% (**\$000.00**) will be assessed on the late/unpaid amount totaling **\$0,000.00**. Note a requisition may be issued to draw on the amount due from any fund appropriated for the use of the agency which has failed to pay rental as agreed. Warrants are to be made payable to State Treasurer Fund #3131, Vendor #V9913031310.

SECTION 3. Lessee will, at all times, attempt to act in a prudent manner to conserve the amount of utilities consumed. Lessor shall furnish and pay for, as and when due, all utilities consumed or used incidentally to the demised premises, such as electricity, gas, water, sewer and all other public utilities of every nature, kind and description used in said premises unless otherwise agreed to in a later section of this Lease.

SECTION 4. Lessee will, at all times, take good and ordinary care and precaution for the preservation of the demised premises. Lessor shall furnish janitorial, security and maintenance services.

SECTION 5. Lessee shall not, without the previous written consent of the Lessor, assign this Lease or sublet the whole or any part of the demised premises or permit the demised premises or any part thereof to be used or occupied by others, which consent by Lessor shall not be unreasonably withheld. In the event Lessor consents to any such assignment of subletting, Lessee shall remain and continue primarily liable for the performance of the covenants and obligations on his part to be performed under this Lease during the primary or any extended term hereof.

SECTION 6. Lessee will be charged for actual square footage used including closets, access hallways and main corridors used for lobbies, reception areas or any means to personally accommodate the Lessee.

SECTION 7. Prior to alteration of the demised premises in any way, including, but not by way of limitation, changing door locks, painting or wallpapering, carpeting or re-carpeting, modifying electrical, plumbing, natural gas, or other utility systems, installing or removing walls or partitions, or otherwise affecting the condition or uses of the demised premises, Lessee shall notify Lessor in writing of the proposed alteration and request permission therefore.

SECTION 8. Wall coverings, floor coverings, window coverings, and all other fixtures, equipment, and/or appointments and hardware installed by Lessor or Lessee during the term of this Lease shall, upon the expiration hereof, become the property of the Lessor, and shall not be removed from the demised premises without the prior written consent of Lessor.

SECTION 9. Lessee shall not install or use any equipment likely to impose substantial demand upon the electrical, plumbing, natural gas, or other utility systems in the demised premises including, but not by way of limitation, heaters and air conditioners and the like without the prior written consent of the Lessor.

SECTION 10. Lessee will provide Lessor written notice thirty (30) days in advance of intent to vacate demised premises prior to the ending date of Section 1 of this lease agreement. Written notice shall state date Lessee expects to vacate premises and provide a forwarding address.

IN WITNESS WHEREOF, this Lease Agreement has been duly executed in duplicate originals on the date herein above set forth.

OFFICE OF CAPITOL FACILITIES
LESSOR

BY: _____
DIRECTOR, CAPITOL FACILITIES

LESSEE

BY: _____

TITLE