

LEASE AGREEMENT

This Lease Agreement ("Lease") is made and effective this 1st day of January, 2026 by and between Alamosa County Department of Public Health, 8900 Independence Way, Building B, Alamosa, CO 81101 ("Lessee") and Alamosa County Board of County Commissioners, 8900 Independence Way, Building A, Alamosa, CO 81101 ("Lessor").

In consideration of the rent and the performance of the covenants and agreements by Lessee set forth herein, the Lessor does hereby lease to the Lessee the building located at 8900-B Independence Way, Building C, Alamosa, CO 81101.

Said premises, with all appurtenances, are leased to the Lessee, on an on-going basis at and for a rental fee of \$43,061.95 annually, payable in monthly or quarterly installments. The rental fee may be adjusted annually on the 1st day of January.

Therefore, the Parties agree to the following:

Lessor hereby agrees to:

- 1. Provide adequate space to Lessee for the Department's operation to administer public health services in all of Alamosa County, including public and staff parking.
- 2. Provide janitorial and maintenance services to adequately maintain the facility inside and outside. Janitorial service includes trash and snow removal.
- 3. Ensure that the facility meets all minimum Federal and State mandated requirements.
- 4. Maintain fire, extended coverage, and comprehensive general liability insurance.

Lessee hereby agrees to:

- 1. Promptly inform Lessor of its space and maintenance needs and formally request any changes.
- 2. Pay rent promptly as outlined above.
- 3. Provide knowledge of any other entity using office space within the building.
- 4. Pay all charges for water, sewer, gas, electricity, telephone, internet, and other services and utilities.

Lessor hereby leases the Leased Premises to Lessee, and Lessee hereby leases the same from Lessor, for an indefinite period subject to prior annual appropriation and said lease shall remain in full force in effect unless terminated in writing.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives.

Lessee

Lessor

By: Jody Kern
Jody Kern, Director

By: _____
Vern Heersink, Chair

1-7-26
Date

Date

Lease

Department	Account Code	SqFt		\$ per sqft	Total Allocation
Admin	110	11,186		4.915186841	54,981.28
Add Veteran Services		259		4.915186841	1,273.03
		11,445			56,254.31
DHS	111	20,000		4.915186841	98,303.74
Public Health	112	9,020		4.915186841	44,334.99
Subtract Veteran Services		(259)		4.915186841	(1,273.03)
		8,761			43,061.95
		40,206			197,620.00