

HIGHLIGHTS OF DRAFT
AGREEMENT
OF BUILD OUT AND MOVE TO
RUSH RIVER 2
as of 23 July 2026

Black Kettle will build the Library in accordance with the Site Plan, Elevation Plan and Interior plan views that have been agreed to between the Library and Black Kettle's architects, with features based on the Library's study completed by Library staff and the Library's architect. **The building will be built to suit the Library's stated requirements.**

Black Kettle will pay **all** construction and permitting costs. In addition, Black Kettle is taking all the investment and construction risk for the project.

Black Kettle will **gift** the lease to the Library; i.e., **NO RENT** will be due or paid by the Library for the duration of the Library's lease.

Library will pay \$500 per month (\$6000 annually) in fees, for common area maintenance, increased every twelve months by three percent (3%) per annum. The interest on the Library's current endowment will cover this cost indefinitely.

Lease is for an initial ten (10) year term, with seven additional 10 year term renewals at the Library's option for a total of eighty (80) years.

Black Kettle will be responsible for maintaining and repairing the building and the project. Library will be responsible for maintaining and repairing fixtures installed by Library and any damage caused by Library or its patrons.

Library will pay its utilities and insurance, as usual.

Library will not have to close or move during the period of construction. Space will be move-in ready. Library will furnish the space with its equipment, furniture and library materials and items.

Library space will be 8000-9000 square feet of custom designed space in accordance with the Library's space needs study.

Library will be guaranteed twenty (20) designated parking spaces, with many more spaces available for use by Library patrons on a first come, first served basis.

The location is less than one mile away from the current library and will be easily accessible from Route 211. In addition, it will be accessible on foot for residents of the Town of Washington via foot paths and trails.

The new Library will be fully ADA accessible.