

Addendum 1

City of Canton, Ohio
Purchasing Department
218 Cleveland Ave. SW, 4th floor
Canton, Ohio 44702

Lease of Approximately 271.42 Acres of Land for Farming at the Sugar Creek
Water Treatment Plant Well Field

Item/Project

Water Department

Responsible Department

December 23, 2022 at 2:00 PM local time

Bids Due

1. Please replace page 23 with the document included within this addendum.
 - a. The following language was added to 5.1: Payment is due January 20 of each year or 15 days after the invoice is issued, whichever is later. In the first year, payment is due no later than February 15, 2023.

End of Addendum

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Water Department**

- 3.2.15 If it is determined that the Lessee has violated any federal, state, or local law, the Lessor reserves the right to immediately terminate the lease.

4.0 INSPECTIONS, TESTING, PROPERTY ACCESS, AND CANCELLATION

- 4.1 Bidders shall have the opportunity to inspect the premises both during the bid process and prior to accepting the award of the contract. Contact Derrick Loy at 330-438-5473 if you would like to set up a time for viewing.
- 4.2 At any time during the term of the Lease, the City of Canton shall have access to the Leased Premises for purposes of inspection. The Lessee shall permit the City of Canton access to the property for inspection or repairs at all times requested by the City of Canton. Unless otherwise agreed upon in advance, the City of Canton will give twenty-four (24) hours notice for these inspections and/or repairs unless there is an emergency. The Lessor shall have immediate access to the Leased Premises in said emergency situations.
- 4.3 The parties acknowledge this Lease Agreement shall not in any way entitle Lessee to any proceeds from gas and/or oil wells located on the subject property. Further, Lessor does not relinquish any mineral rights to said subject property by reason of execution of this Lease Agreement.

5.0 Rent

- 5.1 Lessee shall pay all rent as bid to the Lessor on an annual basis in January prior to the lease year. **Payment is due January 20 of each year or 15 days after the invoice is issued, whichever is later. In the first year, payment is due no later than February 15, 2023.**
- 5.2 The lease rate amount shall be a minimum of \$35,000.00 per year.
- 5.3 In the event that any payments are greater than ten (10) days late, Lessee shall pay a late payment fee equal to 10% of the late rent payment.

6.0 Notes

- 6.1 Award Process
- 6.1.1 Contracts will be awarded in accordance with Section 105.09 of the City of Canton Codified Ordinances using the standard of highest and best bidder.
- 6.1.2 The Board of Control reserves the right to reject any or all bids and to accept the bid(s) deemed most beneficial to the City of Canton.