

Charter Doyle Park Facility Overview & Responsibilities

General Overview

- a) Charter Doyle Park is open 365 days/year.
- b) In the unlikely event the tenant becomes unable to perform the tasks as specified in the contract, the City of Knoxville shall provide tenant a 45 day written termination notice.
- c) Immediately report park user violations or maintenance issues to 311 and Parks & Recreation
- d) In the event of an emergency, tenant shall call 911 immediately and inform the City of Knoxville Parks & Recreation Maintenance Superintendent immediately after calling 911.
- e) Tenant will be given one set of keys. Tenant is NOT permitted to make duplicates. If keys are lost and need replacement, the tenant will be charged \$25.00 for each occurrence.

Tenancy

- a) Tenant shall follow all Park rules in the City of Knoxville Municipal Code – Chapter 20 including no alcohol or drugs inside the park or facility.
- b) Smoking or vaping is NOT permitted at the park
- c) Tenant will occupy the upstairs space with access to shed and restroom utility closet.
- d) Tenant shall not create excessive noise or any other activity that results in a nuisance to the park users or neighboring properties.
- e) Pets are not allowed, including but not limited to dogs, cats, snakes, reptiles or rodents.
- f) The tenant shall ensure that on receipt of reasonable notice, normally 24 hours, they shall allow/provide the City of Knoxville, or any person acting on City's behalf, access to the leased space in order to carry out an inspection or make repairs.
- g) The tenant shall maintain the leased space in a clean and organized condition.
- h) Tenant shall be responsible for providing and replacing light bulbs for the leased 2nd floor space.
- i) Tenant shall inform the City of Knoxville – Parks & Recreation via email of defects within 24 hours after detection.
- j) Tenant shall take responsibility for all guests that may visit the leased space

Visual Appearance

- a) Tenant shall not store or place any furniture/items on the outside decks. All outdoor items and equipment shall be stored away from public view.
- b) Tenant shall ensure all outside areas of the facility are kept in a neat and organized manner, including the storage building, and porch areas.
- c) Tenant shall assist City with the public restrooms by sweeping and/or removing litter from the park restrooms approximately 3 times per week or as needed. The City and/or its contractor has scheduled cleanings for the restrooms and major issues can be reported to Parks & Recreation.

Health & Safety

- a) All equipment and appliances are required to be used only in a manner for which they were designed.
- b) Any gasoline, oils, or fuels stored on site shall comply with Tennessee Occupational Safety & Health Administration and Environmental regulations.

Fire Safety

- a) Tenant shall follow all applicable fire safety codes and not obstruct any stairways, landings and/or passageways which provide a route of escape in case of fire.
- b) Tenant shall be responsible for monthly fire extinguisher inspections, including filling out the fire extinguisher card, as required monthly. The City Risk Management Department schedules a

contractor for required annual inspection of fire extinguishers, tenant will be responsible for coordinating a time to meet contractor onsite.

- c) Tenant shall take all necessary precautions with cooking equipment and not utilize any naked flames (e.g. candles, T-lights, gas hobs).
- d) Tenant shall not use or bring onto the premises any portable gas or propane equipment or paraffin heaters. BBQ grills (Propane or Charcoal) are not permitted near the facility, Tenant may use the BBQ grill in the park.
- e) Tenant shall not store gasoline or other flammable liquids inside the facility, restrooms, or storage closet areas. Any Flammable liquids shall be stored in an OSHA approved container(s) and be kept in provided outdoor storage building (separate from residence building).
- f) Tenant shall not use extension cords to power electric devices, including electric heaters, electric blankets, or cooking devices. Properly utilized surge protectors, phones, computers, and office equipment is permitted.

Security

- a) Tenant shall keep the leased space secure daily.
- b) Security cameras are utilized in some areas of the park. Any additional security system would be the responsibility of the tenant.

Refuse

- a) Tenant shall store refuse in a proper hygienic way and in the manner required by the waste collection service.
- b) Tenant shall report refuse issues by dialing 311 or contacting the City of Knoxville – Parks and Recreation via email.

At the end of the tenancy

- a) Tenant shall return all keys on termination of the tenancy.
- b) Tenant shall settle all outstanding accounts upon termination of the tenancy.
- c) Tenant shall leave the leased space in a clean condition and remove all belongings.
- d) Tenant shall leave the leased space in no worse condition having regard to fair wear and tear as at the commencement of the tenancy.
- e) Tenant shall be present at the check-out inspection unless otherwise agreed.
- f) Tenant shall make suitable arrangements for the forwarding of their mail.