



Christ United Methodist Church/Iglesia Metodista Unida Cristo

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"Open hearts, open minds, open doors"

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Rev. Iraida Ruiz de Porras, Pastor
Billy Lawlor, Choir Director/Organist

July 12, 2016

Dear Ms. Smith,

This is to confirm that we are negotiating with you as Lead Founder of Ocean Academy Charter School to provide our school facilities for the charter's use.

We understand that the charter school is still in the application process but expects to open in September 2017 as an elementary school.

For the period of July 1, 2017 to June 30, 2018, Ocean Academy Charter School will pay Christ United Methodist Church \$227,000 as rent for the school facilities.

The total square footage of the school facility is 13,352 - it is estimated the rental cost comes down to approximately \$17.00 per square foot. Rent increases for subsequent years will be negotiated before the four year lease is signed.

In addition, once approved by the state Department of Education, Ocean Academy Charter School would like to rent two classrooms for their office use beginning in March 2017 at a cost of \$1,000 per month.

No renovations of the space are anticipated at this time by Christ United or Ocean Academy Charter School. There will be gates installed by the landlord to limit access between the school facility and the Church facilities.

This letter is not to be interpreted as a formalize contract.

Landlord will be responsible for plant & equipment repair.

Sincerely,

Neil Wigglesworth
Trustee Chairperson

