This **sample** is for leasing the parsonage to a non-profit tax-exempt corporation - like a group renting for a group home, or women's shelter or half-way house. No church program is involved

**LEASE AGREEMENT – PARSONAGE TO NON-PROFIT**

This Agreement is made on this \_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2018 between\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Church)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a New Jersey Title 16 non-profit corporation with IRS 501(c)(3) tax-exempt status, whose address is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and which holds title to the property in trust for the Greater New Jersey Annual Conference, whose address is 205 Jumping Brook Road, Neptune, New Jersey 07753, jointly herein after Lessor, and\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a non-profit, 501(c)(3) tax-exempt corporation, hereinafter Lessee, to be effective on the \_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_, 2018.

1. The goal of this Agreement is to define the use of the parsonage of the \_\_\_\_\_\_\_\_\_(Church)\_\_\_\_\_\_\_\_\_ by \_\_\_\_\_\_\_\_\_\_\_\_(Lessee)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_in order to preserve the character of the parsonage while serving the\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Lessor does not warrant that the leased parsonage is are suitable for any particular purpose other than a residence, but acknowledges that the property being rented is zoned \_\_\_\_\_\_\_\_\_? institutional/residential?\_\_\_\_\_\_\_\_\_ and is located at \_\_\_\_\_(address)\_\_\_\_\_\_\_\_.

2. The term of the Lease is\_\_\_\_\_\_\_\_\_ months/years, from \_\_\_\_\_\_\_\_\_\_\_\_to\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

3. The rental rate is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and when due and to whom paid.

4. Furniture/Equipment being provided by Lessee includes \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

5. Furniture/Equipment being provided by Lessor includes \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

6. Utilities payment \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

7. Services\_\_\_\_\_\_\_\_\_\_\_\_\_ (as custodial, snow removal, etc. – who does what)

8. Keys\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (how many, for where, who has, etc.)

9. Insurance – which party has what; proofs to each other; indemnification

10. Maintenance and repair cost designations.

11. Mutual non-interference and periodic inspection process.

12. Security deposit – amount, where it will be held and how and when it will be released.

13. Any inside or outside alterations to be made and by whom and by when.

14. Sub-leasing is prohibited.

15. Smoking is prohibited.

16. In-house communications process – how and to whom.

17. Process for complaints needing immediate attention.

18. Impact of a governmental action which changes the terms in this Agreement.

19. Remedies for Lease violation.

20. Lessee to pay all property taxes, due to Lessee [if any] in addition to rent

21. Renewal process (if any)/cancellation process.

22.. All agreements are written in Lease/how to do written amendments to Lease.

23. Lessee examination of property/acceptance

24. Adherence to provisions of The Discipline of the UMC and Safe Sanctuary Policy

25. Applicable law – New Jersey