

(3) The tenant has exclusive use of rooms #1 and #2 from 6:30 PM to 6:30 PM Monday through Friday during the term of this lease. The Buzz Ware Village Center Committee will give the tenant 48 hours notice prior to evening or weekend community use of rooms #1 and #2.

In Witness Whereof the parties hereto have hereunto set their hands and seals the day and year aforesaid;

LANDLORD:

Village of Arden, Buzz Ware Village Center

William Press
Chairperson of Town Assembly of Arden

Ruth Bean
Chairperson of BWVC Committee

Secretary of the Village of Arden

TENANT:

Karen Burgess
Hand-in-hand Child Care Center
Owner

Dawn Picollelli
Hand-in Hand Child Care Center
Owner

STATE OF DELAWARE
NEW CASTLE COUNTY

Be it Remembered that on this _____ day of _____ in the year of nineteen hundred and _____ personally came before me the subscriber, a Notary Public for the State and county aforesaid

part _____ to this Agreement, known to me personally to be such and acknowledged this agreement to be _____ deed.

Given under my hand and seal of office the day and year aforesaid

Notary Public

ATTACHMENT A
LIMITED JANITORIAL SERVICES

The tenant is responsible for:

1. Bagging trash in rooms 1 & 2 at the end of the day and placing it in the trash container provided
2. Maintaining the room floors in "broom clean" condition
3. Notifying the custodian or BWVC representative of specific cleaning needs in the common areas (i.e. restrooms, hall, walkways, etc.)
4. Check that all doors and windows are secure and that all lights and electrical appliances are off before leaving the premises
5. Provide all additional cleaning materials for the cleaning of tenants area sinks, counters, tables, chairs, toys, etc.

Item
PROVIDED

The custodian will:

1. Empty the trash cans in the restrooms and common areas daily and put the trash containers out on trash pick-up days.
2. Disinfect and clean the restroom fixtures and replenish the soap and paper products in the class rooms and restrooms daily.
3. Damp mop and vacuum in rooms, hallways and restrooms as needed and at least once per week.
4. Wash the woodwork stalls and fixtures in the restrooms and common areas as needed.
5. Sweep up glass or debris on walkways and blacktop areas as needed.
6. Order supplies of paper towels, toilet paper, plastic trash bags, liquid soap, pick them up and store them neatly in the hall closet. These supplies are available for tenant use.
7. Vacuum the window sills and the heat registers in the class rooms once per month.

The BWVC Committee will:

1. Provide yearly major clean-up of building including cleaning of windows
2. Remove snow and ice.
3. Provide materials for de-icing so that tenants can maintain the walkway surface during occupied periods.
4. Provide a list of names and phone numbers of people who can be called for emergency or other services. Normally the BWVC committee will make contacts for all services and repairs but in case of a plumbing, heat, electrical or other emergency the tenant is responsible to initiate resolution of the problem and notify the BWVC committee as soon as possible.

B

Tenant has inspected the Premises and states that the Premises are in satisfactory condition, free of defects, except as noted below. Ownership is that of BWVC unless otherwise noted.

	SATISFACTORY	COMMENTS
Walls	_____	_____
Window coverings	_____	_____
Stove	_____	_____
Refrigerator	_____	_____
Dishwasher	_____	_____
Towel Dispenser	_____	_____
Screens	_____	_____
Windows	_____	_____
Bathroom	_____	_____
Closets	_____	_____
Ceilings	_____	_____
Doors	_____	_____
Locks	_____	_____
Lights	_____	_____
A/C	_____	_____
Other:	_____	_____

Date

Hand-In-Hand Child Care Center

Buzz Ware Village Center Representative

BUZZ WARE COMMUNITY CENTER BUDGET
MARCH 25 1996 to MARCH 24 1997

RECEIPTS:

HAND IN HAND	\$15,000
YMCA	2,100
ACRA	400
ARCHIVES	2,100
MISC RENT	100
TOTAL INCOME	\$19,700

LINE ITEM:

ADMINISTRATIVE	\$ 200
PROGRAM	275
COAT RACK	150
ROOF REPAIR	1500
TOTAL EXPENSES	\$2125

DISBURSEMENTS:

SALARIES:	\$ 5,300
Custodial	\$4,800
taxes	500

OPERATING:

PHONE	400
OIL	2,300
WATER	450
ELECTRIC	2,000
MAINTENANCE	3,000
SUPPLIES	400
SECURITY&FIRE	670

TOTAL EXPENSES	\$14,520
-----------------------	-----------------

TOTAL INCOME	\$19,700
TOTAL EXPENSES	\$14,520

REGISTRATION REPORT - SEPTEMBER 25, 1995

THERE ARE 389 ELIGIBLE VOTERS IN THE VILLAGE OF ARDEN AS OF
9/25/95.

THE COMMITTEE WILL MEET ON OCTOBER 8 AT 4: 30 PM TO STUFF THE
ENVELOPS FOR MAILING.

ALL BALLOTS MUST BE BACK TO THE COMMITTEE BY 7:30 PM MONDAY
OCTOBER 30, 1995. THE COUNTING OF THE BALLOTS WILL BE HELD IN ROOM 4
OF THE BWVC ON MONDAY OCTOBER 30, 1995 STARTING AT 7:30 PM. ALL ARE
WELCOME TO COME AND OBSERVE THE PROCESS.

RESPECTFULLY SUBMITTED

ELIZABETH VARLEY, CHAIR

Report accepted

Motion to continue with Ordinance # 12

Close the Woodlands dusk to dawn - motion seconded and approved

Old business - none

New business - none

Good and Welfare - a benefit concert was held at the BWVC and the two evenings
we a great success thanks to the organizers and residents and friends who attended.

Adjournment: all in favor aye

Respectfully submitted:

Irene O'Connor

Irene O'Connor

Town Assembly Secretary for the Village of Arden