

## EXHIBIT A

Items for discussion regarding lease terms to temporarily operate Ford's Foods at the Lyons Visitor's Center, 350 Broadway Lyons CO

Dates: July 1, 2021 through Mar 31, 2022

this way if the Town wants/needs the VC back, there is time to prepare it.

Open a minimum of three days per week, each week.

During the months of July 1 through October 17, 2021 – the three days open should be Friday, Saturday and Sunday. Hours 12 – 5 pm.

Nominal Rent per month, paid to Town of Lyons (details TBD). What does BOT think is fair and reasonable?

Temporary shelving would be allowed inside.

Serve as a contractor. Not as an employee of the Town of Lyons.

Review agreement in February 2022 if both parties want to renew or extend (in which case it would need to go back to BOT for a renewal via resolution or ordinance)

No smoking in Visitor Center building or in Sandstone Park.

Must have minimum insurance required by the Town of Lyons (Check requirements with Town Attorney)

Notice to vacate or cancel lease with two weeks notice (if from contractor)

Notice to vacate or cancel lease with one month notice if from Town of Lyons.

Must have a current business license.

Must be currently remitting sales tax to Colorado Dept of Revenue and continue to.

In exchange for the leased space and being open a minimum of three days per week from 12 – 5 pm, Fords' Foods/Contractor will provide the following services:

- Assists walk-in inquiries regarding questions about visitor amenities- where are parks, public restrooms, museum, public art, post office, dog park, free parking, etc..
- Share equitable information of local public and private attractions, recreation areas, events, weather conditions, accommodations, shops, restaurants and other attractions.
- Share printed materials (provided by Town of Lyons), online resources and handouts to distribute to guests/inquiries regarding services/amenities in Lyons
- Maintains front counter presence with maps and brochures (provided by Town of Lyons)
- Update community board with event posters and information for guests and residents according to written town policies.

If Amazon or Town requires the area in the vestibule for the Amazon Locker program, work with both entities will be necessary.