

ATTACHMENT A

Contract No. _____

Property: Bardes Alley

LEASE AGREEMENT

(triple net)

This Lease Agreement ("**Lease**") is made and entered into on the Effective Date (as defined on the signature page hereof) by and between the **City of Cincinnati**, an Ohio municipal corporation, the address of which is 801 Plum Street, Suite 122, Cincinnati, OH 45202; Attention: Real Estate (the "**City**"), and **Cincinnati Center City Development Corporation**, an Ohio not for profit corporation, with offices at 1202 Walnut Street, 4th Flor, Cincinnati, Ohio 45202 ("**Lessee**").

Recitals:

A. The City owns the public right-of-way known as Bardes Alley in the Over the Rhine district of Cincinnati, as described in Exhibit A attached hereto (the "**Leased Premises**"), which is under the management and control of the City's Department of Transportation and Engineering ("**DOT**").

B. Lessee, and its affiliates, lease or manage properties in the area of the Leased Premises and are in the process of improving the area as part of the Findlay Flats renovation project, which the City supports.

C. In furtherance of said project, Lessee desires to lease the Leased Premises to improve the safety of the Leased Premises and the surrounding area.

D. Lessee has petitioned to enter a lease with the City for the Leased Premises, which the City is agreeable to on the terms and conditions set forth herein.

E. The City has determined that the Leased Premises are not currently needed for transportation or other municipal purposes.

F. The fair market rental value of the Leased Premises is \$725.00 per year, as determined by an appraisal by the City's Real Estate Services Division.

G. The City has determined to lease the Leased Premises to Lessee for the amount of \$1.00 annually as the City will receive economic and non-economic benefits from such lease which equal or exceed the fair market rental value of the Leased Premises.

H. The City has determined that eliminating competitive bidding in connection with the lease of the Leased Premises is in the best interest of the public because (i) the City desires to support the Findlay Flats renovation project, (ii) it is in the interest of the City to improve safety in the area, and (iii) the adjoining property owners, being the only other parties which would have any practical use for the Leased Premises, have consented to the lease to Lessee as they also desire to improve the safety of the Leased Premises and the surrounding area.

I. The Cincinnati City Planning Commission ("**CPC**") has approved this Lease and the relevant use of the property at its meeting on December 20, 2024.

J. Cincinnati City Council has authorized the execution of this Lease by Ordinance No. _____, passed on _____, 2026.

NOW THEREFORE, the parties hereby agree as follows:

1. Grant.

(A) Grant. The City does hereby lease the Leased Premises to Lessee and Lessee does hereby lease the Leased Premises from the City, on the terms and conditions set forth herein. The rights herein granted to Lessee are subject and subordinate to any and all existing covenants, easements, restrictions and other matters of record affecting the Leased Premises. The City makes no representations or warranties to Lessee concerning the physical condition of the Leased Premises or the condition of the City's title to the Leased Premises and, on the Commencement Date, Lessee shall accept the Leased Premises in "as is" condition.

(i) In addition to any other covenants, conditions, restrictions and easements of record, the Lease shall be subject to those easements described and depicted in Exhibit B for the benefit of the relevant adjacent landowners, which the City may grant to such adjacent landowners at the City's discretion, without consent of Lessee.

(B) Access by City Departments, Utility Companies and Others. Lessee shall ensure continuous access to the Leased Premises (24 hours/day, 7 days/week, 52 weeks/year) by the City's Police and Fire Departments, Greater Cincinnati Water Works (GCWW), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), Duke Energy, Altafiber, and any and all other utility companies that have utility lines or other utility installations within or near the Leased Premises, for the inspection, maintenance, repair, replacement and removal thereof. If Lessee undertakes any action that interferes with the access rights reserved to the City and third parties herein, the same shall constitute an immediate default of Lessee under this Lease, whereupon the City and such third parties shall be permitted to take all actions reasonably necessary to eliminate such interference at Lessee's expense. If Lessee's activities within the Leased Premises cause damage to existing utility lines or other utility facilities belonging to a utility provider, Lessee shall immediately notify the appropriate utility provider. All actual, out-of-pocket costs of repairing such damage, including without limitation, all costs of replacing any damaged utility lines and facilities that are not capable of being properly repaired as determined by the applicable utility provider in its sole discretion, shall be borne by Lessee and shall be payable by Lessee within thirty (30) days after Lessee receives documentation substantiating such costs. If any utility company damages or must remove any improvements installed by Lessee within the Leased Premises in connection with its inspection, maintenance, repair, replacement, or removal of its existing utility facilities in the area, Lessee shall be solely responsible for all costs associated with the repair or replacement of Lessee's improvements. Under no circumstances shall the City be responsible for any damage to the Leased Premises or improvements thereon resulting from the entry onto the Leased Premises by utility companies and others having the right to enter upon the Leased Premises.

2. Term.

(A) Term. The term of this Lease (the "**Term**") shall commence on _____, 2026 (also referred to herein as the "**Commencement Date**") and shall continue until the date which is five (5) years thereafter, unless sooner terminated as herein provided.

(B) City's Early Termination Rights. The City shall have the right to terminate this Lease at any time, by giving Lessee no less than 60 days prior written notice, if the City determines that the Leased Premises are needed for a municipal purpose. Upon such termination, the City shall refund any prepaid Monthly Base Rent (as defined below).

3. Base Rent.

(A) Base Rent. Beginning on the Commencement Date, Lessee shall pay the City "**Base Rent**" in the amount of \$1.00 annually for each year of the Term, which shall be payable on or before the Commencement date and each anniversary thereof during the Term, without notice or setoff.

(B) Late Payment; Place of Payment. If any payment owed by Lessee under the terms of this Lease is not received by the City on the due date, Lessee shall pay the City a late charge equal to ten percent of the amount past due, together with interest on the past due amount, until paid, at an annual rate of ten percent. If the Term of this Lease is terminated early for any reason (other than due to the City's desire to use the Leased Premises for a municipal purpose under paragraph 2(B) above), the City shall not be required to refund any portion of the prepaid rent for such period. All payments shall be made by check payable to the "City of Cincinnati - Treasurer" and mailed to: City of Cincinnati, 801 Plum Street, Room 122, Cincinnati, Ohio 45202, Attention: Real Estate, or to such other address as the City may from time to time designate in writing.

4. **Permitted Use.** Lessee shall use the Leased Premises solely to secure and maintain the same and to provide secured access to the adjacent residential buildings (the "**Permitted Use**") and for no other purpose. Lessee shall not place or construct any improvements or structures on the Leased Premises other than gates at the east and west ends of the Leased Premises and pavement, asphalt, sidewalks, pavers, or other surface improvements. Lessee shall not bring or permit to be brought onto the Leased Premises any hazardous materials or other contaminants or substances that are harmful to the public or to the environment. Lessee shall not use or permit the use of the Leased Premises for storage of materials or supplies of any nature, including, without limitation, wrecked vehicles, or parts thereof, other than the temporary storage of trash and garbage which shall be contained in appropriate bins. Lessee shall not permit vending of any kind or character to be conducted, permitted, or allowed within the Leased Premises.

5. **Utilities; Real Estate Taxes; Other Expenses.** During the Term of this Lease, Lessee shall pay, when due, (i) any and all utility expenses for utilities directly serving the Leased Premises, (ii) any and all real estate taxes, assessments, penalties, interest, and charges levied against the Leased Premises that become due and payable during the Term, including the two semi-annual tax bills issued by the Hamilton County Treasurer following the expiration or termination of the Term, payable in arrears, and (iii) any and all other operating expenses associated with the Leased Premises. Lessee acknowledges and agrees that the City shall not be liable for any expenses associated with the Leased Premises during the Term of this Lease. In the event that Lessee fails to make any such payments in a timely manner, the City may, but shall not be obligated to, pay the same on behalf of Lessee, and in such event any amounts so paid by the City shall be due to the City from Lessee within ten (10) days of demand for the same.

6. **Maintenance and Repairs.** Lessee shall, at its sole expense, keep and maintain the Leased Premises in good, safe, orderly, sanitary, and clean condition and repair, ordinary wear and tear excepted, including without limitation any and all concrete and asphalt pavement, pavers, curbs, and sidewalks within the Leased Premises. Lessee shall not permit garbage, debris or unsightly or odorous materials to accumulate within the Leased Premises. In the event of damage to the Leased Premises, Lessee shall promptly repair such damage, at its sole expense, to the satisfaction of DOTE (however Lessee shall not be required to restore the Leased Premises to a better condition than otherwise required under this Lease). Lessee shall be solely responsible for all snow and ice removal from the Leased Premises. *During the Term of this Lease, the City shall have no maintenance or repair obligations with respect to the Leased Premises or any improvements thereon.*

7. **Alterations.**

(A) Alterations. Lessee shall not make any alterations or improvements to the Leased Premises or place any equipment, furnishings, barriers or other obstructions on the Leased Premises which would inhibit the City's access to the Leased Premises without prior written consent of the City. Lessee, through a licensed street contractor, shall obtain all required permits from the City prior to constructing any improvements within the Leased Premises. Before a permit can be issued, Lessee's licensed street contractor must supply two sets of plans to DOTE for approval showing the location of the proposed improvements.

(B) No Liens. Lessee shall not permit any mechanics' liens to attach to the Leased Premises in connection with work performed by or at the request of Lessee.

(C) Compliance with Laws. Lessee shall obtain all necessary City permits associated with work within the Leased Premises performed by Lessee and shall pay all required permit fees. Lessee shall ensure that all work is performed in compliance with all applicable federal, state, and local laws, codes, regulations, and other governmental requirements.

8. Information and Reports. Upon thirty (30) days' prior written request, Lessee shall permit or cause to permit the City to have access to and to inspect any and all agreements and accounting, financial, administrative, and operational books, records, and statements as may be requested by the City that relate or pertain to the Leased Premises and the operation thereof and that are in Lessee's possession or control (all such reports, records, statements and other information furnished by Lessee under this paragraph being referred to herein collectively as "**Records and Reports**"). All Records and Reports compiled by Lessee and furnished to the City shall be in such form as the City may from time to time require. During the Term, Lessee shall permit the City and its designees and auditors to have access to and to inspect and audit Lessee's Records and Reports.

9. Insurance; Indemnification.

(A) Insurance. Throughout the Term, Lessee shall maintain (or cause to be maintained): (i) Commercial General Liability insurance in an amount not less than \$1,000,000 per occurrence, combined single limit/\$2,000,000 aggregate, naming the City of Cincinnati as an additional insured; (ii) worker's compensation insurance in the amount required under Ohio law, (iii) umbrella or excess liability insurance in the amount of not less than \$1,000,000 per occurrence/\$1,000,000 aggregate; (iv) property insurance on any and all improvements constructed by Lessee on the Leased Premises; (v) property insurance on any and all equipment and other personal property of Lessee from time to time kept on the Leased Premises; and (vi) such additional insurance as the City or its risk advisors may from time to time reasonably require. All insurance required to be maintained by Lessee hereunder shall be issued by insurance companies reasonably acceptable to the City. On or prior to the Commencement Date and prior to the expiration of each insurance policy, Lessee shall furnish to the City a certificate of insurance evidencing the insurance required hereunder.

(B) Waiver of Claims and Subrogation. All improvements, materials, equipment, and other personal property of every kind that may at any time be on the Leased Premises shall be on the Leased Premises at Lessee's sole risk, and under no circumstances shall the City be liable for any loss or damage thereto, no matter how caused. Lessee hereby waives, as against the City, its employees, agents and contractors, all claims and liability, and on behalf of Lessee's insurers, rights of subrogation, with respect to property damaged by fire or other casualty or any other cause, even if caused by negligence, it being the agreement of the parties that Lessee shall at all times protect itself against such loss or damage by maintaining adequate property insurance.

(C) Indemnification. Lessee shall defend (with counsel reasonably acceptable to the City), indemnify and hold the City harmless from and against any and all claims, causes of action, losses, costs, judgments, fines, liability and damages caused by or arising out of any occurrence on the Leased Premises during or with respect to the Term of this Lease, including without limitation any of the foregoing that may occur or be claimed with respect to any death, personal injury or loss of or damage to property on or about the Leased Premises.

10. Casualty. If the Leased Premises is damaged or destroyed by fire or other casualty, Lessee shall repair and restore the same, as expeditiously as possible, and to the extent practicable, to substantially the same condition in which they were in immediately prior to such occurrence. The City and Lessee shall jointly participate in filing claims and taking such other actions pertaining to the payment of proceeds resulting from such occurrence. If Lessee's insurance proceeds are insufficient to fully repair and restore the Leased Premises, Lessee shall make up the deficiency. Lessee shall handle all construction in accordance with the applicable requirements set forth by DOTE. Lessee shall not be relieved of any obligations, financial or otherwise, under this Lease during any period in which the Leased Premises is being repaired or restored.

11. Default. If Lessee fails to pay any sum due hereunder or perform any other obligation under this Lease within ten (10) days after receiving written notice thereof from the City (herein, a "default"), the City, at its option, immediately or at any time during the continuance of the default, may terminate this Lease by delivering a written notice of termination to Lessee. Lessee shall pay to the City, upon demand, all costs and damages suffered or incurred by the City in connection with Lessee's default or the termination of this Lease. Without limitation of the City's other rights and remedies hereunder, upon the occurrence of a default, the City may, but shall not be obligated to, cure or attempt to cure such default at Lessee's sole expense and may, if necessary, enter onto the Leased Premises to undertake such cure. Lessee shall pay the City within ten (10) days after the City's written demand an amount equal to all costs paid or incurred by the City in effecting any cure of Lessee's obligations under this Lease, together with interest thereon from the date that the City pays or incurs such costs at an annual rate of ten percent. The rights and remedies of the City under this Lease are cumulative and are not intended to be exclusive of, and the City shall be entitled to, any and all other rights and remedies to which the City may be entitled hereunder, at law or in equity. The City's failure to insist in any one or more cases on strict performance of any provision of this Lease or to exercise any right herein contained shall not constitute a waiver in the future of such right.

12. Notices. All notices required to be given hereunder by either party shall be in writing and personally delivered, sent by Federal Express or other recognized overnight courier that in the ordinary course of business maintains a record of each delivery, or mailed by U.S. certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses set forth in the introductory paragraph of this Lease, or at such other address as either party may from time to time specify by notice to the other. Notices shall be deemed to have been given on the date of receipt if personally delivered, on the following business day if sent by an overnight courier, and on the date noted on the return receipt if mailed by U.S. certified mail. If Lessee sends a notice to the City alleging that the City is in default under this Lease, Lessee shall simultaneously send a copy of such notice by U.S. certified mail to: City Solicitor, 801 Plum Street, Suite 214, Cincinnati, OH 45202.

13. Surrender; Holdover.

(A) **Surrender; Holdover.** At the end of the Term, Lessee shall surrender the Leased Premises to the City in the condition in which Lessee is required to maintain the Leased Premises under the terms of this Lease. If Lessee remains in possession of the Leased Premises after the end of the Term without the City's consent, then, at the City's option, such holdover shall create a tenancy-at-will on the same terms and conditions as set forth in this Lease except that rent payable during such month-to-month tenancy shall be equal to one hundred fifty percent of the rent in effect immediately prior to the end of the Term.

(B) **Removal of Alterations.** If Lessee has made improvements to the Leased Premises during the Term, then, at the end of the Term, the City shall identify which improvements, if any, Lessee shall be required to surrender (at no cost to the City) and which improvements Lessee shall be required to remove. If Lessee fails to timely remove improvements that are designated for removal by the City and fails to restore the Leased Premises to their former condition, or if Lessee fails to remove any items of personal property from the Leased Premises, such improvements and items of personal property shall be deemed abandoned by Lessee, whereupon the City may remove, store, keep, sell, discard or otherwise dispose of such improvements and items of personal property, and Lessee shall pay all costs incurred by the City in so doing within ten (10) days after the City's written demand. If the City incurs costs in removing Lessee's improvements and restoring the Leased Premises to their former condition, Lessee shall reimburse the City for all such removal and restoration costs within thirty (30) days after receiving an invoice therefor from the City.

14. Assignment and Sublease. Lessee shall not assign its interests under this Lease without the prior written consent of the City, and any attempt by Lessee to so assign its interest shall be null and void.

15. General Provisions.

(A) Entire Agreement. This Lease (including the exhibits hereto) contains the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior discussions, negotiations, representations or agreements, written or oral, between them respecting the subject matter hereof.

(B) Amendments. This Lease may be amended only by a written amendment signed by both parties.

(C) Governing Law. This Lease shall be governed by and construed in accordance with the laws of the City of Cincinnati and the State of Ohio. All actions regarding this Lease shall be brought in the Hamilton County Court of Common Pleas, and Lessee agrees that venue in such court is proper. Lessee hereby waives trial by jury with respect to any and all disputes arising under this Lease.

(D) Binding Effect. This Lease shall be binding upon and shall inure to the benefit of and be enforceable by and against the parties and their respective successors and permitted assigns.

(E) Captions. The captions of the various sections and paragraphs of this Lease are not part of the context hereof and are only guides to assist in locating such sections and paragraphs and shall be ignored in construing this Lease.

(F) Severability. If any part of this Lease is held to be void, illegal or unenforceable by a court of law, such part shall be deemed severed from this Lease, and the balance of this Lease shall remain in full force and effect.

(G) No Recording. This Lease shall not be recorded in the Hamilton County Recorder's office.

(H) Time. Time is of the essence with respect to the performance by Lessee of its obligations under this Lease.

(I) No Third-Party Beneficiaries. The parties hereby agree that no third-party beneficiary rights are intended to be created by this Lease.

(J) No Brokers. Lessee represents that it has not dealt with a real estate broker, salesperson or other person who might claim entitlement to a fee or other compensation as a result of the parties' execution of this Lease.

(K) Official Capacity. All representations, warranties, covenants, agreements, and obligations of the City under this Lease shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements, or obligations shall be deemed to be a representation, warranty, covenant, agreement or obligation of any present or future member, officer, agent or employee of the City in other than his or her official capacity. No official executing or approving the City's participation in this Lease shall be personally liable under this Lease.

(L) Representation as to Authority. Lessee represents that it has the power and authority to enter and perform its obligations under this Lease without the consent of anyone who is not a party to this Lease and that the execution and performance of this Lease has been duly authorized by all necessary actions on Lessee's part.

(M) Counterparts and Electronic Signatures. This Lease may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original. This Lease may be executed and delivered by electronic signature.

16. Additional Conditions from City's Coordinated Report (CR#80-2024). Lessee shall comply with the following additional terms and conditions as directed by the indicated City department or affiliate:

(A) Cincinnati Department of Transportation and Engineering ("DOTE"):

- i. In the event the Leased Premises is to be closed to vehicular traffic only, removable or retractable steel bollards shall be used. Plans for any such bollards shall be submitted to DOTE, showing the location of the bollards relative to street fixtures and the right-of-way line and show bollard footings and how bollards are installed and removed. A key, or other access mechanism, shall be provided to DOTE for any retractable bollards. No bollards shall be installed prior to approval of the plans by DOTE.
- ii. In the event the Leased Premises is to be closed to general pedestrian traffic, a gate shall be used. Plans for any such gate shall be submitted to DOTE, showing the location of the gate relative to street fixtures and the right-of-way line. The manufacturer's details for the gates shall be provided to DOTE along with a key to the gate, or other access mechanism, and the gate shall have panic hardware which allows exit in the event of emergency.
- iii. Abutting property owners must provide written consent to the City prior to the execution of this Lease.
- iv. The City and all utilities with infrastructure in the Leased Premises, as well as abutting property owners, shall be provided a key or other access mechanism to enter the Leased Premises at all times.
- v. Lessee shall not remove or construct any permanent structure or utility in the Leased Premises without the written consent of the City or relevant utility.
- vi. Lessee shall be responsible for all maintenance of surface improvements, curbs and sidewalks within the Leased Premises during the term of the Lease.
- vii. All barriers to the Leased Premises shall be removed by Lessee not later than the end of the Term of this Lease and the Leased Premises restored to similar or better condition than prior to execution of this Lease.
- viii. Any work to be performed for the installation of gates, bollards or other construction on the Leased Premises shall be performed by a licensed street contractor in accordance with a street opening permit obtained from DOTE .
- ix. Any proceeds from the lease of the Leased Premises shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City's Real Estate Services Division in connection with the Lease, and the City's Finance Director shall deposit amounts in excess thereof into the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757. The City's Finance Director is authorized to transfer and appropriate the proceeds from the Lease, net of any real estate service fees, from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to Capital Improvement Program Project Account no. 980x233x242306 – "Street Improvements".

(B) Cincinnati Department of Planning and Engagement:

- i. Lessee shall not remove any brick pavers or granite curbs at the Leased Premises.

(C) Cincinnati Buildings and Inspections ("B&I")

- i. The east and west ends of the Leased Premises shall each have panic bar, emergency egress

- ii. Lessee shall obtain a certificate of appropriateness prior to the installation of any gates or fences.
 - iii. All adjoining properties shall have access to the Leased Premises for primary and emergency egress, and trash management.
17. **Exhibits.** The following exhibits are attached hereto and made a part hereof:
Exhibit A – *Legal Description – Leased Premises*
Exhibit B – *Easements*

[SIGNATURE PAGES FOLLOW]

This Lease is executed by the parties on the dates indicated below their respective signatures, effective as of the later of such dates (the "**Effective Date**").

LESSEE

Cincinnati Center City Development Corporation,
an Ohio not for profit corporation

By: _____

Printed name: _____

Title: _____

Date: _____, 2026

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by _____, the _____ of **Cincinnati Center City Development Corporation**, an Ohio not for profit corporation, on behalf of the same.

Notary Public
My commission expires: _____

[CITY SIGNATURE PAGE FOLLOWS]

City of Cincinnati

By: _____

Printed name: _____

Title: _____

Date: _____, 2026

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by _____, the _____ of the **City of Cincinnati**, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public
My commission expires: _____

Approved by:

_____, Director
Department of Transportation & Engineering

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
_____, City Finance Director

EXHIBIT A
Legal Description – Leased Premises

Date: October 17, 2023
Description: Alley Lease Area
0.0331 Acres
Location: Bardes Alley,
Vine Street to Republic Street
Cincinnati, OH



Situated in Section 13, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being part of Bardes Alley between Vine Street and Republic Street, containing 0.0331 acres being further described as follows:

Begin at the intersection of the south right of way of Bardes Alley (12' R/W) and the west right of way of Vine Street (66' R/W) and being the **True Point of Beginning**:

thence, from the True Point of Beginning thus found, departing the west right of way of said Vine Street and with the south right of way of said Bardes Alley, South 80° 03' 03" West, 119.98 feet to the east right of way of Republic Street;

thence, departing the south right of way of said Bardes Alley and with the east right of way of said Republic Street, North 09° 35' 22" West, 12.00 feet to the north right of way of said Bardes Alley;

thence, departing east right of way of said Republic Street and with the north right of way of said Bardes Alley, North 80° 03' 03" East, 119.97 feet to the west right of way of said Vine Street;

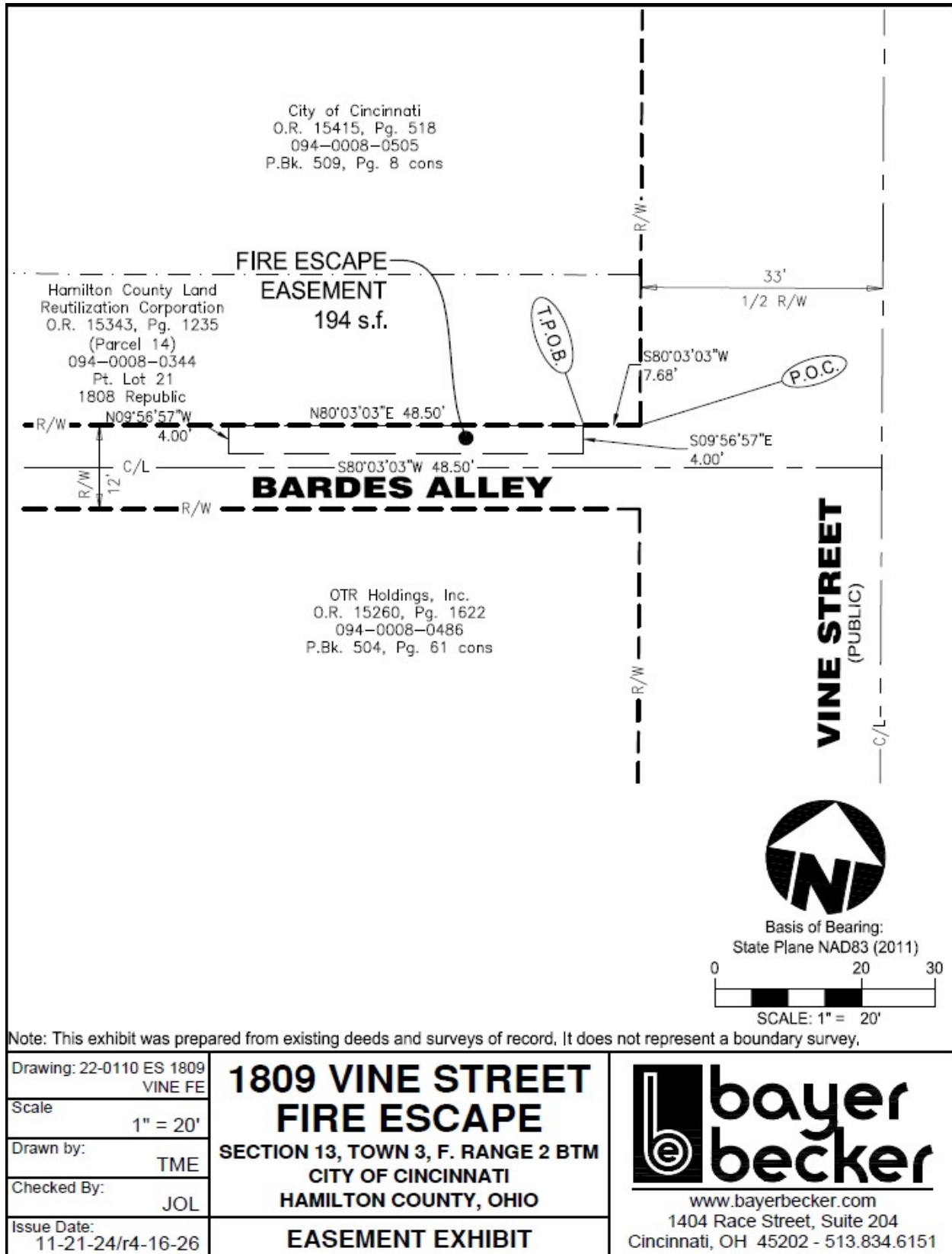
thence, departing the north right of way of said Bardes Alley and with the west right of way of said Vine Street, South 09° 38' 58" East, 12.00 feet to the **True Point of Beginning**, containing 0.0331 acres of land, more or less.

The above description was prepared from an exhibit made on October 17, 2023, under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio.

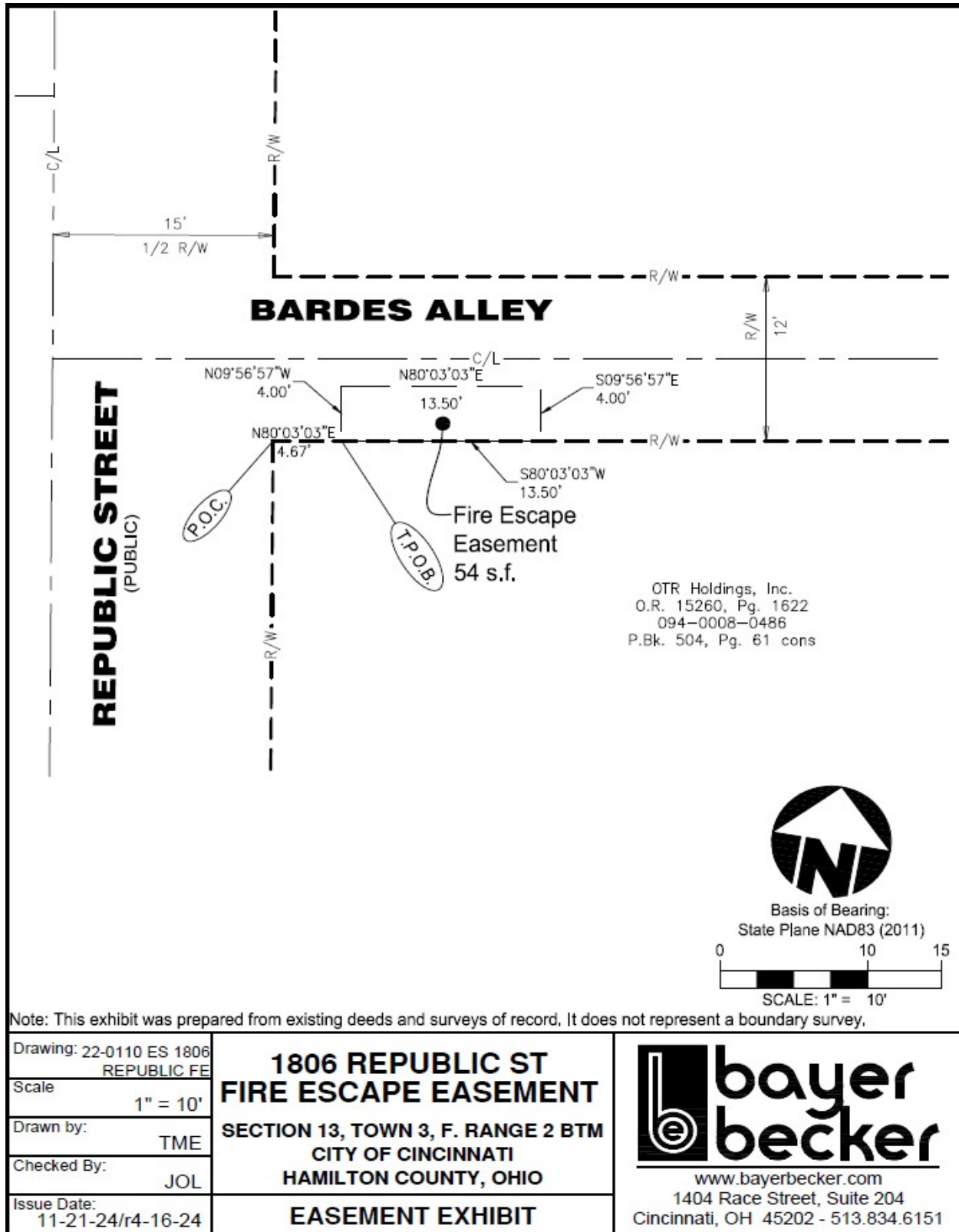
Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

EXHIBIT B

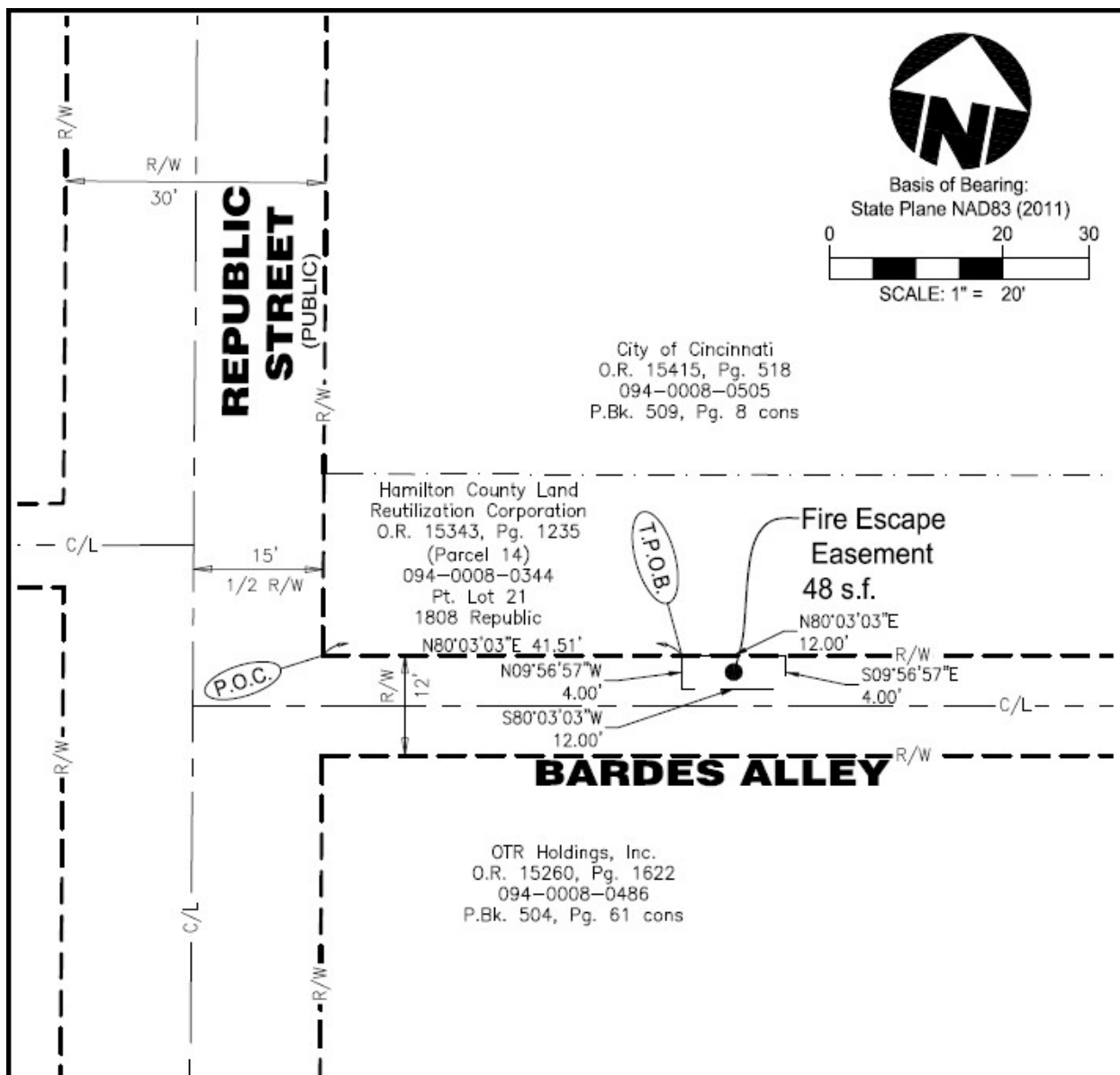
Fire Escape Easement 1 – for the encroachment of a fire escape and emergency ingress and egress for the use of the same



Fire Escape Easement 2 - for the encroachment of a fire escape and emergency ingress and egress for the use of the same



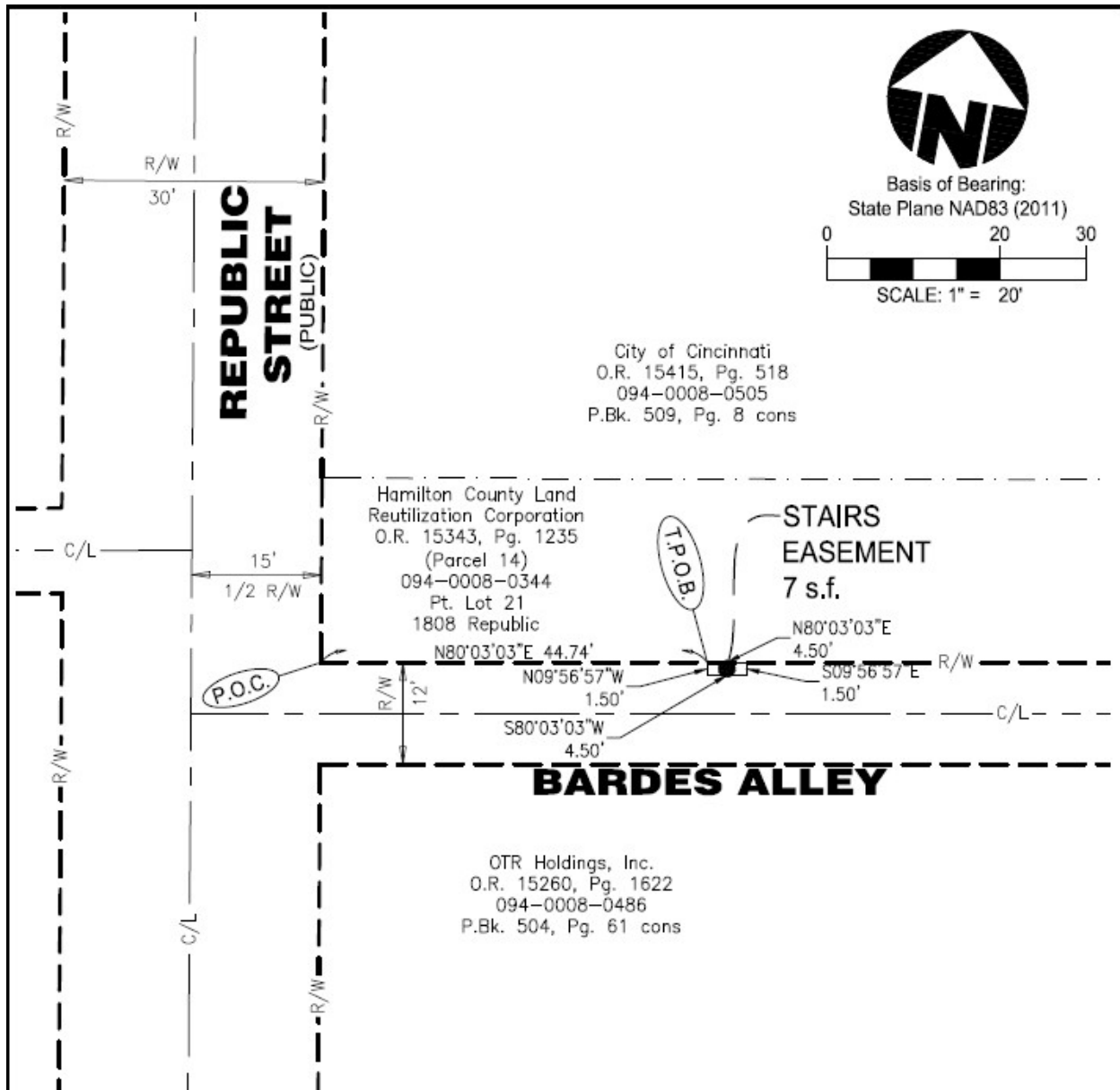
Fire Escape Easement 3 - for the encroachment of a fire escape and emergency ingress and egress for the use of the same



Note: This exhibit was prepared from existing deeds and surveys of record. It does not represent a boundary survey.

Drawing: 22-0110 ES 1808 REPUBLIC FE	1808 REPUBLIC ST. FIRE ESCAPE EASEMENT	 www.bayerbecker.com 1404 Race Street, Suite 204 Cincinnati, OH 45202 - 513.834.6151
Scale 1" = 20'	SECTION 13, TOWN 3, F. RANGE 2 BTM CITY OF CINCINNATI HAMILTON COUNTY, OHIO	
Drawn by: TME	EASEMENT EXHIBIT	
Issue Date: 11-21-24/r4-16-26		

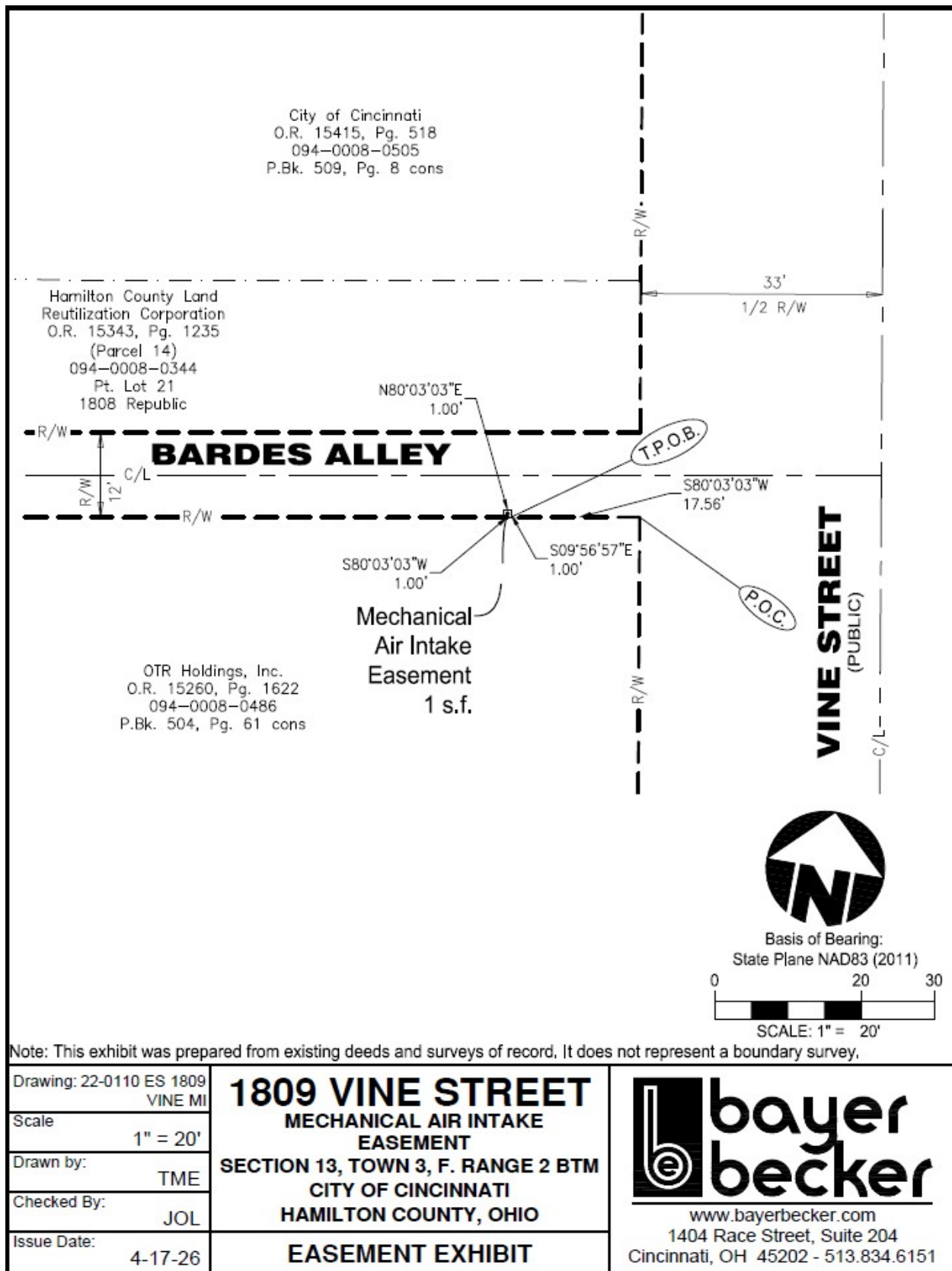
Stair Easement – for the encroachment of a stairway and ingress and egress for the use of the same



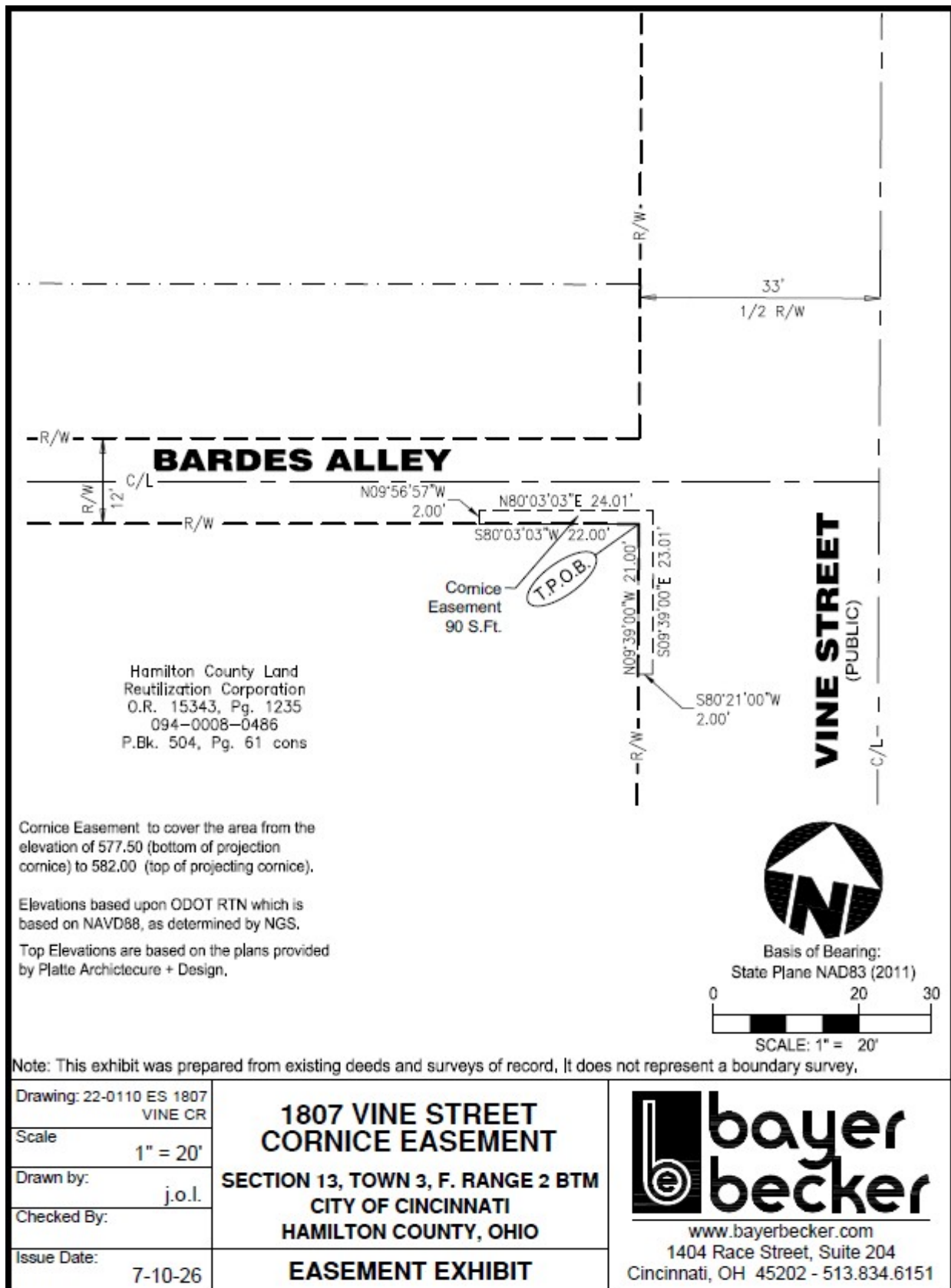
Note: This exhibit was prepared from existing deeds and surveys of record. It does not represent a boundary survey.

Drawing: 22-0110 ES 1808 REPUBLIC ST2	1808 REPUBLIC ST. STAIRS EASEMENT SECTION 13, TOWN 3, F. RANGE 2 BTM CITY OF CINCINNATI HAMILTON COUNTY, OHIO EASEMENT EXHIBIT	 www.bayerbecker.com 1404 Race Street, Suite 204 Cincinnati, OH 45202 - 513.834.6151
Scale 1" = 20'		
Drawn by: TME		
Checked By: JOL		
Issue Date: 4-17-26		

Mechanical Air Inake Easement – for the encroachment of a mechanical air intake and access to the same for its operation, maintenance, repair, removal or replacement



Cornice Easement 1 – for the encroachment of a building cornice and the maintenance, repair, replacement or removal of the same



Cornice Easement 2 – for the encroachment of a building cornice and the maintenance, repair, replacement or removal of the same

