

Proposed Term Sheet – Lockwood House Lease

1. After the Lockwood House property is vacated by the Fire Department (anticipated by October 15, 2013), upon recommendation of the Historical Commission and subject to approval of the Common Council under Section 57A-4 of the City Code, the City will designate the building known as the Lockwood House as a historic land site which shall come under the control and direction of the Norwalk Historical Commission.
2. The City, acting through the Common Council and with the concurrence of the Norwalk Historical Commission, shall lease the property known as the Lockwood House to the Norwalk Historical Society for an initial term of ten (10) years, with two (2) optional five year renewals at a base rent of \$1.00 per year for the purpose of maintaining and displaying the museum collection owned by the City of Norwalk under the jurisdiction of the Norwalk Historical Commission.
3. The City will be responsible for building maintenance, utilities, and necessary capital improvements of the Lockwood House and surrounding grounds. All parties recognize that access to the second floor and basement of the Lockwood House may be limited until such time as the City is able to design and construct improvements necessary to meet ADA accessibility requirements. The City will endeavor to make the building fully ADA accessible at some point in the future, but until such time as this is accomplished, the Norwalk Historical Society recognizes that their use of space on the second floor and basement may be limited. The timing of any ADA improvements will be dictated by availability of funds and shall be at the sole discretion of the City.
4. The City will provide one dedicated parking space for use by Museum staff near the front entrance of the Lockwood House building.