GROUND LEASE AGREEMENT

THIS AGREEMENT, is made and entered into this ____day of _____, 2025, ("effective date"), by and between the City of Joplin, a municipal corporation of the State of Missouri, with principal place of business located at 602 S Main St, Joplin, Missouri, 64801, hereinafter referred to as the "City," and Liberty Enterprise Group LLC, hereinafter referred to as the "Owner;" and with City and Owner being referred to collectively as "the Parties."

WITNESSETH:

WHEREAS, the City desires to engage Owner to lease 0.60 acres of real property located at 1717 W. 7th Street, Joplin, Missouri, for the 2026 World Street Painting Festival during the Route 66 Centennial. The section in question is the southwest corner nearest to 7th Street, identified in Exhibit A.

NOW, THEREFORE, the parties to the contract agree to the following:

1. **Term and Payment**

   a. Term of the lease shall be May 1, 2026, through October 31, 2027.

   b. The intended use shall be for the 2026 edition of the World Street Painting Festival, where twenty to thirty 3D Route 66-themed murals will be painted.

   c. The 2026 Festival shall be held June 2-6, 2026. Once the festival ends, "the gallery" of the 3D paintings will be open for public viewing every day from sunrise to sunset.

Use of Premises

   d. The area required shall be 200 feet north/south and 140 feet east/west. Concrete barriers shall define the painting area and protect the viewing public.

   e. During the festival dates, the City shall require additional space for food trucks.

   f. All marketing and promotion of the festival and gallery would show 1717 W. 7th as the event location.

Rent

   g. Owner shall allow City to use the site rent-free.

   h. City shall cover all costs to prepare the site for the festival and restore it to full use as a parking lot once the street painting gallery is finished.

   i. The site is 21,000 sq ft. The seal coat is estimated to cost approximately $6,000, and the overcoat and striping, which are scheduled for completion after October 2027, are estimated to cost $16,000. (This estimate is based on the public works 2025 cost to seal and stripe the city hall parking lot at .32 per sq ft.)

   j. The City shall seal and stripe the lot in November 2027 to its original condition, unless the Owner elects by October 1, 2027, to keep the street art gallery.

2. Termination

Either party may terminate the agreement for any reason, providing the other party with 60 days' written notice prior to the end of the lease term. Neither party may terminate the leasehold without good cause and first notify the other party in writing, providing the party with the right to cure.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the first day set forth above.

CITY OF JOPLIN	**LIBERTY ENTERPRISE GROUP LLC**
By:_____	By:_____
Nicholas Edwards, City Manager	Michael Teeter, Managing Member