

RESOLUTION

#26-55

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN, GEORGIA TO ACCEPT AND APPROVE THE TERMS OF AN AGREEMENT FOR OPERATIONAL BUILDING LEASE FOR WOMEN IN NEED OF GODS SHELTER (WINGS); TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME; TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Women in Need of God's Shelter ("WINGS") serves as a non-profit to middle Georgia, including Dublin, Georgia; and

WHEREAS, the City of Dublin desires to provide access to an operational space for WINGS staff to ensure the citizens of Dublin are provided convenient access to resources that may be needed by the citizenry; and

WHEREAS, the City of Dublin desires to enter into an agreement for the provision of this space and resource to the local community and find it in the best interest of the public's health, safety and welfare; and

WHEREAS, a lease agreement is attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN that the City Manager is authorized to negotiate a lease agreement, in substantially the form of the lease attached hereto as Exhibit "A," and the mayor is authorized to execute the same on behalf of the City.

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Dublin grant authority to the City Manager to take any and all further actions necessary to carry out the purposes of this Resolution, including, but not limited to, approving any necessary amendments and renewals or cancellations to said lease agreement, as deemed appropriate by the City Manager, so long as no additional appropriations are required to

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be approved by Mayor and Council. Any such amendments or renewals may be executed by the Mayor upon the approval of the City Manager;

BE IT FURTHER RESOLVED that this resolution shall have immediate effect upon its adoption.

SO RESOLVED by the Mayor and Council of the City of Dublin this 3rd day of September 2026.



CITY OF DUBLIN, GEORGIA

BY: Bennie Jones
Bennie Jones, Mayor Pro Tem

ATTEST:

By Dorothy Rozier
Dorothy Rozier, City Clerk

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100 South Church St. Dublin, GA 31021

478-277-5002

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 2 day of September, 2026, by and between THE CITY OF DUBLIN, GEORGIA, ("Lessor") and WOMEN IN NEED OF GODS SHELTER, INC., a Georgia non-profit corporation, ("Lessee").

WITNESSETH:

1. **PREMISES.** Lessor, in consideration of the covenants, conditions and agreements herein agreed to be kept and performed by Lessee, hereby leases and demises unto Lessee, and Lessee hereby takes and accepts from Lessor, those certain premises, described below, hereinafter referred to as "premises with all rights, privileges, easements and appurtenances thereunto which are of benefit to Lessor.
2. **DESCRIPTION.** The premises are described as follows:
 - All that tract of land located in Land Lot 111 of the 1st Land District of Laurens County, Georgia containing 3.27 acres, more or less, as shown on a plat of survey by Patrick Lee Flanders dated March 3, 2000 and recorded in Deed Book 1121, page 218, Laurens County records.
3. **TERM.** The term of this agreement shall be one year, commencing on 1st day of July, 2026 and ending on 30th day of June, 2027. This agreement shall automatically renew for successive one-year terms on the anniversary date,

unless either party shall give the other written notice of non-renewal a minimum of sixty days prior thereto.

4. **RENTAL.** The Lessee shall provide support services to women and children in need for the public for the Term of this lease and any extension thereof. Lessor hereby acknowledges the public benefit of the services provided by Lessee and accepts the same as good and valuable consideration for the lease provided herein.
5. **USE OF PREMISES.** Lessee shall have the right to use the leased premises for the operation of a non-profit women's shelter. All operations incident to the use of the premises shall be carried on according to reasonable non-profit charitable organization practices, and not in violation of any restrictions of the use thereof, whether pursuant to zoning laws or the limitations under any deed; or in violation of any regulation of any governmental body, nor as to create a nuisance, nor in a manner which causes an increase in the rate of insurance on the premises.
6. **REPAIRS.** Lessee accepts the premises in its present condition as suited for the use intended by Lessee. Lessor shall not be required to make any repairs or improvements on the premises. Lessee shall maintain the building and grounds in as good a condition as when first taking possession. Lessee shall be responsible for keeping all systems, including, but not limited to, heating and air conditioning in good repair and operating condition.
7. **PUBLIC UTILITIES.** Lessee agrees to pay or cause to be paid all charges for gas, electricity, water, light, heat, power, telephone or other communications

or data services used, rendered or supplied upon or in connection with the lease premises throughout term of this lease.

8. **INSURANCE.** Lessee shall maintain sufficient insurance to protect both Lessor and Lessee from all claims of personal injury, including death, whether the claims are covered under the workmen's compensation act or otherwise, which may arise from Lessee's operations of the premises under this lease, and lessee shall provide proof of such insurance to Lessor, and shall promptly inform Lessor of changes in said insurance coverage. Lessor shall be named as an additional insured on said policy.
9. **IDEMNIFICATION OF LESSOR.** Lessee hereby indemnifies and saves Lessor harmless from any and all liability, damage, expense, cause of action, suits, claims or judgments (including reasonable attorney's fees) of every kind and nature which may arise out of or result from the use or occupancy of the premises by Lessee, its agents or employees, except due to the sole negligence of the Lessor.
10. **DAMAGE BY FIRE OR OTHER CASUALTY.** If the premises are totally destroyed or so substantially damaged as to be untenable by storm, fire or other casualty, this lease shall terminate as of the date of such destruction or damage and rental shall be accounted for between Lessor and Lessee as of that date. If the premises are damaged, but not rendered wholly untenable, rent shall abate in the same proportion as the premises are unusable and Lessor shall repair same as speedily as practical whereupon full rent shall commence.
11. **DEFAULT.** Should Lessee violate any of the terms, conditions, or covenants of this agreement, Lessee shall have the right to cure any default in rent or

money payment within ten (10) days after notice by Lessor to Lessee of such default, and the right to cure any other default within thirty (30) days after notice by Lessor to Lessee of such other default. In the case of a default by Lessee which is not cured within the time provided herein, Lessor may take possession of the leased premises or may enter and possess the premises as agent for Lessee and for its account and may re-let the premises for the account and benefit of Lessee at such rental as Lessor may reasonably be able to obtain, and Lessee shall be liable and pay to Lessor any deficiency and any costs and expenses incurred in such re-letting.

12. NOTICES. All notices shall be in writing. Notices shall be deemed to have been received on the earlier of the date received or three (3) business days after the date of mailing. Notices shall be mailed to the following addresses or such other address as the parties may designate in writing from time to time:

AS TO LESSOR:

City Manager
City of Dublin
PO Box 690
Dublin, GA 31040

AS TO LESSEE:

Executive Director
WINGS, Inc.
PO Box 8277
Dublin, GA 31040

13. ASSIGNMENT AND SUBLEASING. Lessee shall not assign this lease or sublease the premises without the prior written consent of Lessor.

14. TIME. Time is of the essence of this agreement.

15. ENTIRE AGREEMENT. This agreement contains the entire agreement of the parties and no representation, inducements, promises or agreements, oral

otherwise, between the parties, not embodied herein, shall be of any force or effect.

IN WITNESS WHEREOF, this Lease Agreement has been executed by Lessor and Lessee.

CITY OF DUBLIN, GEORGIA

LESSEE

By:

Joshua Knight

~~JOSHUA KNIGHT, MAYOR~~

Bernie Sone, Mayor Pro Tem

Date:

9-3-2026

By:

Heather Hulis

Date:

9.2.26

Attested By:

Dorothy Rozier

Dorothy Rozier, City Clerk

