

Loudon County Commission Workshop

Loudon, Tennessee

Monday, April 20, 2026

Courthouse Annex

6:00 PM

AGENDA

To provide public comment, prior to the start of the meeting please write your name on the sign-up sheet located on the podium for the Public Hearing

- 1) General Public Comments
- 2) Loudon County Codes Enforcement Director – Jim Jenkins
 - A) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 079, PARCELS 108.00 & 108.02, LOCATED COPE RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT
Approved – 9 / Disapproved – 0 by Planning Commission
 - B) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 036, PARCELS 073.00 & 074.00, LOCATED 5445 REST CAMP RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT APPROXIMATELY (2) ONE ACRE LOTS
Approved – 9 / Disapproved – 0 by Planning Commission
 - C) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 072, PARCEL 105.00, LOCATED 10812 BLUE SPRINGS RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT APPROXIMATELY (2) ONE ACRE LOTS
Approved – 9 / Disapproved – 0 by Planning Commission

D) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 051, PARCEL 046.09, LOCATED HWY 95 NORTH, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT APPROXIMATELY 23.59 ACRES
Approved - 0 / Disapproved - 9 by Planning Commission

E) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 057, PARCEL 338.00, LOCATED 4999 WATSON RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT APPROXIMATELY (1) ONE ACRE LOT
Approved - 9 / Disapproved - 0 by Planning Commission

F) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 019, PARCELS 132.13 & 132.14, LOCATED 3985 HUBBARD RD, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT APPROXIMATELY (1) ONE ACRE LOT
Approved - 9 / Disapproved - 0 by Planning Commission

3) Mayor Buddy Bradshaw

A) Resolution to consent and authorize execution of real estate license agreement between Loudon K9 Paws and Tails ("Loudon K9")

4) Loudon County Purchasing Director - Matt Kleinschmidt

A) Copier Lease Greenback School - 60 months \$ 137.96 per month

B) Copier Lease Fort Loudon Middle - 60 months \$ 137.96 per month

C) Copier Lease Maintenance Department - 60 Months \$ 87.56 per month

D) Copier Lease - Accounting - \$219.93 per month for 60 months

5) Property Assessor – Mike Campbell

A) Discuss Re-Appraisal

6) Commissioner – Van Shaver

A) Discussion extending the road standard moratorium

7) Director of Accounts and Budgets – Erin Rice

A) Budget Recommendations

Zoning Resolutions -
Cope Road

RESOLUTION _____

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED,
TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO
A-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 079, PARCELS 108.00 & 108.02,
LOCATED COPE RD, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on March 13, 2026, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located Cope Rd, situated in the 3rd Legislative District, referenced by Tax Map 079, Parcels 108.00 & 108.02, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District).

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**

Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURE FORESTRY DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 079, PARCELS 108.00 & 108.02,
LOCATED AT COPE RD, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT



Zoning Resolution -
5445 Rest Camp Rd

RESOLUTION _____

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED,
TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO
A-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 036, PARCELS 073.00 & 074.00,
LOCATED 5445 REST CAMP RD, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT
APPROXIMATELY (2) ONE ACRE LOTS**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on March 13, 2026, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located 5445 Rest Camp Rd, situated in the 3rd Legislative District, referenced by Tax Map 036, Parcels 073.00 & 074.00, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District). Approximately (2) one acre lots.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURE FORESTRY DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 036, PARCELS 073.00 & 074.00,
LOCATED AT 5445 REST CAMP RD, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT
APPROXIMATELY (2) ONE ACRE LOTS



Zoning Resolution -
10812 Blue Spring Rd

RESOLUTION _____

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 072, PARCEL 105.00, LOCATED 10812 BLUE SPRINGS RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT APPROXIMATELY (2) ONE ACRE LOTS

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on March 13, 2026, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located 10812 Blue Springs Rd, situated in the 4th Legislative District, referenced by Tax Map 072, Parcel 105.00, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District). Approximately (2) one acre lots.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURE FORESTRY DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 072, PARCEL 105.00,
LOCATED AT 10812 BLUE SPRINGS RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT
APPROXIMATELY (2) ONE ACRE LOTS



Zoning Resolution -
Hwy 95 North

RESOLUTION _____

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED,
TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO
A-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 051, PARCEL 046.09,
LOCATED HWY 95 NORTH, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT
APPROXIMATELY 23.59 ACRES**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on February 13, 2026 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located Hwy 95 North, situated in the 3rd Legislative District, referenced by Tax Map 051, Parcel 046.09, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately 23.59 acres.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

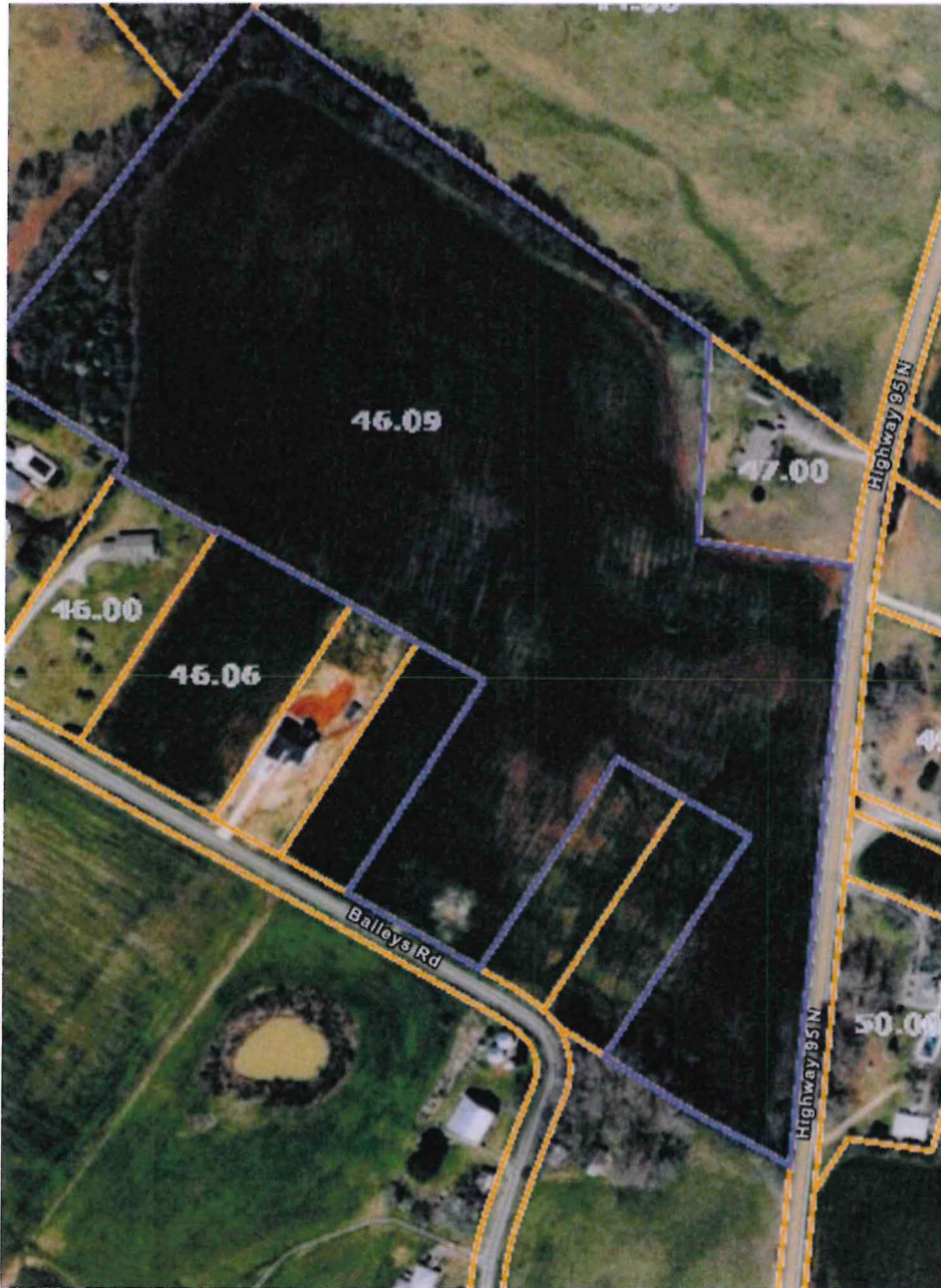
ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 051, PARCEL 046.09,
LOCATED AT HWY 95 NORTH, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT
APPROXIMATELY 23.59 ACRES



Zoning Resolution -
4999 Watson Rd

RESOLUTION _____

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED,
TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO
A-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 057, PARCEL 338.00,
LOCATED 4999 WATSON RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT
APPROXIMATELY (1) ONE ACRE LOT**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

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WHEREAS, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on February 13, 2026 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located 4999 Watson Rd, situated in the 4th Legislative District, referenced by Tax Map 057, Parcel 338.00, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately (1) one acre lot.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 057, PARCEL 338.00,
LOCATED AT 4999 WATSON RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT
APPROXIMATELY (1) ONE ACRE LOT



Zoning Resolution -
3985 Hubbard Rd

RESOLUTION _____

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 019, PARCELS 132.13 & 132.14, LOCATED 3985 HUBBARD RD, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT APPROXIMATELY (1) ONE ACRE LOT

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on February 13, 2026 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located 3985 Hubbard Rd, situated in the 5th Legislative District, referenced by Tax Map 019, Parcels 132.13 & 132.14, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately (1) one acre lot.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION
Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 019, PARCELS 132.13 & 132.14,
LOCATED AT 3985 HUBBARD RD, LOUDON COUNTY, TN,
SITUATED IN THE 5TH LEGISLATIVE DISTRICT
APPROXIMATELY (1) ONE ACRE LOT



Resolution -

Resolution to consent and authorize execution of real estate license agreement between Loudon K9 Paws and Tails ("Loudon K9")

REAL ESTATE LICENSE AGREEMENT

This **REAL ESTATE LICENSE AGREEMENT** (this "**License Agreement**"), made as of this ___ day of _____, 2026, by and between Loudon County, a political subdivision of the State of Tennessee, the City of Loudon, a municipal corporation of the State of Tennessee (**collectively "Licensors"**), and Loudon K9 Paws and Tails ("Loudon K9"), a Tennessee public benefit corporation ("**Licensee**"). Licensors and Licensee are also individually referred to as a "**Party**" and jointly as the "**Parties.**"

RECITALS

WHEREAS, Licensors are the fee owner of the real property located in Loudon County, Tennessee identified as Parcel ID 0033-005.08, as more particularly described, and identified as the highlighted parcel, in Collective Exhibit A 1-2, which is attached hereto and made a part hereof (the "**Property**"); and

WHEREAS, the Parties desire by this License Agreement to provide for the licensing by Licensors to Licensee of the right to use and occupy the Property for the limited purpose of constructing an animal training facility and operating said facility for the Loudon County Animal Shelter, with said construction and training to be conducted solely on the area identified in Exhibit A-2.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated by reference herein, mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. License.

(a) Licensors hereby grant to Licensee, and Licensee hereby accepts, a license (the "**License**") to use and occupy the Property for the purposes hereafter provided for the License Period (as defined in Section 2). The Parties do not intend to create a lease or any other interest in real property for Licensee through this License Agreement, and the Parties only intend to create a license that is revocable at will by either Licensor or Licensee as provided herein.

(b) LICENSEE HAS INSPECTED THE PROPERTY AND AGREES TO ACCEPT THE PROPERTY "AS-IS", "WHERE-IS" AND "WITH ALL FAULTS" ON THE DATE HEREOF. LICENSORS DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT OR THE PROPERTY.

2. License Period. The "**License Period**" for the Property shall commence on the date first written above (the "**Commencement Date**") and, subject to sooner termination as hereafter provided, shall expire on the one (1) year anniversary of the Commencement Date (the "**Expiration Date**"). Notwithstanding the foregoing, this License Agreement shall be revocable by either Party at any time during the License Period; provided that the terminating Party delivers to the non-terminating Party seven (7) days' prior written notice of its election to terminate. The termination notice shall state the date of termination and shall be sent in accordance with the notice requirements of this License Agreement. Either Party's termination right is subject to no default by the terminating Party existing under this License Agreement at the time the termination notice is sent and on the actual termination date.

3. Compliance with Laws and Regulations. Licensee shall promptly comply with all present and future applicable laws and regulations of all state, federal, municipal, and local governments, departments, commissions and boards and any direction of any public officer pursuant to law (collectively, “**Laws**”) having jurisdiction which shall impose any obligation or duty upon Licensor or Licensee with respect to the Property.

4. Access. Licensee, its employees and clients shall have the right to access to the Property during the normal business hours of Licensee and the Loudon County Animal Shelter are open to the public; provided, however, Licensors, their employees, contractors, and agents shall also at all times have access to the Property, no consent of the Licensee being required for any such access at any time.

5. Repairs. Throughout the License Period, Licensee shall maintain, and keep in good condition, the Property. Licensee shall also be responsible for the cost to repair any damage to the Property. The repair obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement.

6. Damage and Destruction. Licensors shall not have any responsibility to Licensee or its customers, respective agents, contractors, employees, or other invitees in the event of any damage to, theft or loss of any equipment or property of the Licensee or such persons and the Licensee or such persons incurring such damage, theft, or loss shall look to its own insurance coverage (and to any self-insured portion of the damage, theft, or loss), if any, for recovery in the event of any such damage, theft, or loss.

7. Insurance.

(a) Licensee shall, at its own cost and expense, maintain and keep in force at all times during the License Period:

(i) commercial general liability insurance, which shall include coverage against claims for personal injury, death, or property damage occurring on, in, or about the Property with limits of not less than one million dollars (\$1,000,000) with respect to the Property, Licensors' personal property thereon, and Licensee's conduct of business therein; Licensors shall be named as an additional insured; and

(ii) employers' liability and workers' compensation insurance to the extent required by the Laws of Tennessee.

(b) Such insurance policies obtained by Licensee pursuant to this Section 7 shall be with an insurance company authorized and/or licensed to conduct business in the State of Tennessee.

(c) Upon the Commencement Date, Licensee must furnish Licensors with a certificate of insurance providing evidence of such insurance coverage required under this Section 7 and that Licensors are named as an additional insured.

8. Indemnification. Licensee shall indemnify, defend, save, and hold harmless Licensors, and their officials, employees, agents, affiliates, successors, and permitted assigns against all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties,

finest, costs, or expenses of whatever kind, including professional fees and attorney fees and court costs, that are incurred by Licensors as a result of:

(a) any injury to or death of any person, or damage to or loss of property, or any other thing occurring on or about any part of the Property, or in any manner growing out of, resulting from or connected with the use, condition or occupancy of the Property if caused by any negligent or wrongful act or omission of Licensee or its agents, partners, contractors, employees, permitted assigns, licensees, sublessees, clients, invitees, or any other person or entity for whose conduct the Licensee is legally responsible;

(b) violation by Licensee of any contract or agreement to which Licensee is a Party affecting any part of the Property; and

(c) violation of or failure to observe or perform any condition, provision, or obligation of or under this License Agreement on the Licensee's part to be observed or performed hereunder. The indemnity obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement.

9. Assignment or Sublicensing. The License granted hereby is personal to Licensee and shall not be assigned, nor shall Licensee sublicense or otherwise permit or suffer the occupancy of the Property by any third-party without the prior written consent of Licensors, which consent may be withheld in Licensors' sole and absolute discretion.

10. Alteration; Restoration. Licensee may not make any alterations, installations, additions, or improvements in or to the Property without the prior written consent of Licensors, which consent may be withheld or conditioned in Licensors' sole and absolute discretion. Any signage proposed by Licensee for use at the Property must be approved in writing by Licensors prior to its installation, which approval may be withheld or conditioned in Licensors' sole and absolute discretion. If Licensors' consent is given to any alteration or signage, Licensors may, at the time of such consent or anytime thereafter prior to the Expiration Date or earlier termination of the License Period, require Licensee to remove the alteration or signage and restore the affected portion of the Property to its prior condition at Licensee's sole cost and expense. Absent such a requirement, Licensee shall, upon termination of this License Agreement, remove all permitted alterations, improvements, signage and structures, and restore the Property to its prior condition at Licensee's sole cost and expense.

11. Default. If Licensee defaults in the performance of any of its obligations hereunder, and such default continues for more than ten (10) days after receipt of written notice from Licensor, Licensor shall have the right to terminate this License Agreement and pursue any other remedies available at law or in equity.

12. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LICENSE AGREEMENT, IN NO EVENT SHALL LICENSORS BE LIABLE TO LICENSEE FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS.

13. Notices. All notices, offers, requests, demands, and other communications pursuant to this Agreement shall be given in writing by personal delivery, by prepaid first class registered or certified

mail properly addressed with appropriate postage paid thereon, or by overnight delivery service, and shall be deemed to be duly given and received on the date of delivery if delivered personally, on the second day after the deposit in the United States Mail if mailed, or on the first day after delivery to an overnight delivery service if delivered by overnight delivery service to the following address:

If to Licensors:

Mayor Buddy Bradshaw
100 River Road, Suite 106
Loudon, TN 37774

Robert L. Bowman, Esq.
800 S. Gay Street, Suite 2500
Knoxville, TN 37929

Mayor Jeff Harris
City of Loudon
2480 Highway 72 N.
Loudon, TN 37774

Kris Frye, Esq.
501 Mulberry St Suite 4
Loudon, TN 37774

If to Licensee:

Janet Parrott
220 Osage Drive
Loudon, TN 37774

14. Surrender. On or before the Expiration Date or sooner termination of the License Period for the Property, Licensee shall: (a) vacate and surrender full and complete possession of the Property to Licensors subject only to: (i) reasonable wear and tear; (ii) damage by the elements, fire, or other casualty (unless such damage is caused by the negligence or wrongful act of Licensee, its employees, agents, clients or invitees); (b) remove all improvements, structures, equipment, fixtures, appurtenances, and personal property that is owned or leased by Licensee from the Property . The surrender obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement

15. Miscellaneous.

(a) Counterparts. This License Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

(b) Governing Law; Forum; Service of Process. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee without regard to its conflict of law principles. The Parties expressly consent to venue in Loudon County, Tennessee and waive any right to require other venues. In any action, suit, or proceeding to enforce the terms of this Agreement, such court shall have personal jurisdiction of all of the Parties hereto, and service of process upon them under any applicable statutes, laws, and rules shall be deemed valid and good.

(c) Section Headings. The section titles herein are for convenience only and do not define, limit, or construe the contents of such sections.

(d) Attachment and Exhibits. All attachments and exhibits to this License Agreement are hereby made a part hereof as if fully set out herein.

(e) Severability. If any provision or provisions in this License Agreement is/are found to be in violation of any law or otherwise unenforceable, all other provisions remain unaffected in full force and effect.

(f) Binding Effect. This License Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns and shall not be modified except by an express written agreement signed by a duly authorized representative of both Parties.

(g) Entire Agreement. The terms and conditions of this License Agreement supersede any previous oral or written agreement with respect to the Property by Licensors and Licensee and may be altered only by a writing signed by both Parties hereto. This License Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and no representations, warranty, promise or agreement whatsoever not expressly contained herein has been made to Licensee by Licensors or any representative, consultant or agent of Licensors.

IN WITNESS WHEREOF, the Parties hereto have duly executed this License Agreement to be effective as of the Commencement Date.

LICENSORS:

LICENSEE:

LOUDON COUNTY, TENNESSEE

LOUDON K9 PAWS AND TAILS

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

CITY OF LOUDON, TENNESSEE

By: _____

Name: _____

Title: _____

**EXHIBIT A
PROPERTY**

**LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION _____**

**A RESOLUTION TO CONSENT AND AUTHORIZE
EXECUTION OF REAL ESTATE LICENSE AGREEMENT**

WHEREAS, Loudon County, Tennessee, a political subdivision of the State of Tennessee, (“Loudon County”) and the City of Loudon, a municipal corporation of the State of Tennessee, are the fee owners of the property located in Loudon County, Tennessee and identified as Parce ID 0033005.08 (hereinafter “the Loudon County Animal Shelter”); and

WHEREAS, Loudon K9 Paws and Tails (“Loudon K9”), a Tennessee public benefit corporation, wants to construct a training facility on the property where the Loudon County Animal Shelter is located and to provide animal training services at the Loudon County Animal Shelter through the Real Estate License Agreement attached as **Exhibit A**; and

WHEREAS, Loudon County has authority under Tenn. Code Ann. § 5-7-116 to “lease land . . . upon terms as in the judgment of the governing body are in the interest of the County”;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners (hereinafter “County Commission”), in regular session assembled this ___ day of _____, 2026, the Loudon County Board of Commissioners hereby authorizes the execution, by either the County Mayor or his designee, the Director of Purchasing, to execute the Real Estate License Agreement with Loudon K9 Paws and Tails (“Loudon K9”) attached hereto as **Exhibit A**.

BE IT FUTHER RESOLVED, this resolution shall take effect immediately, the public welfare requiring it.

ATTEST:

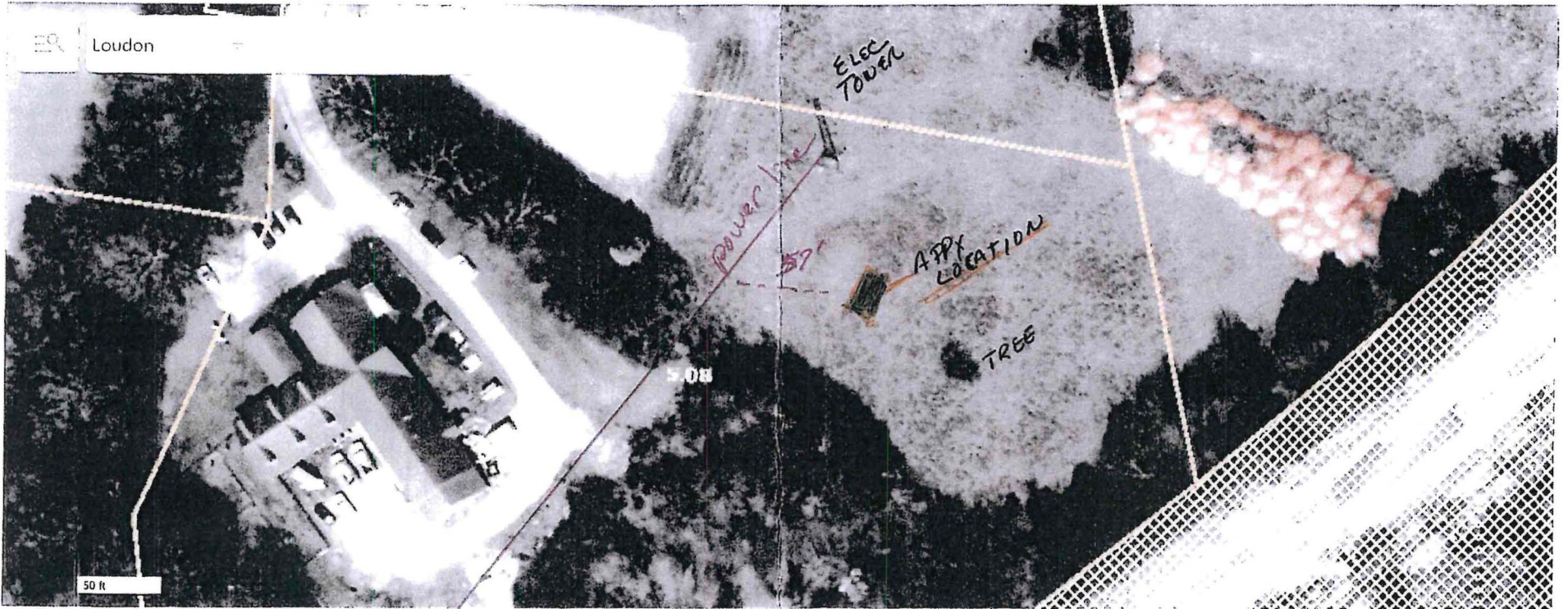
Riley Wampler, County Clerk

APPROVED:

Henry Cullen, Chairman of Board of
Commissioners

Rollen (Buddy) Bradshaw, Mayor

TN



elec tower

MUST BE 50' FROM CENTER OF TVA ROW
 ZONED M2 = 40' FROM FRONT + OTHER BUILDINGS
 25' FROM REAR
 20' CLEARANCE EACH SIDE

Area

CLEAR X

309.921 sq ft

Units

Sq. Feet

**EXHIBIT
A-2**

BUILDING SIZE 14x36'

Purchasing -

Copier Lease Greenback School

Copier Lease Fort Loudon Middle

Copier Leases Maintenance Department

Copier Lease - Accounting

AGREEMENT



AGREEMENT NO.: 3257990

CUSTOMER ("YOU" OR "YOUR")

FULL LEGAL NAME: Loudon, County of DBA Greenback Schools

ADDRESS: 100 River Rd Ste 110 Loudon, TN 37774-1042

EQUIPMENT AND PAYMENT TERMS

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES

SEE ATTACHED SCHEDULE

1 Kyocera TASKalfa 7002i Copier

EQUIPMENT LOCATION: As Stated Above

TERM IN MONTHS: 60 MONTHLY PAYMENT AMOUNT*: \$137.96 (*PLUS TAX)

PURCHASE OPTION*: \$1.00

ADDITIONAL TERMS AND CONDITIONS

AGREEMENT. You want us to now provide you the equipment and/or software referenced herein ("Equipment") and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date. This Agreement is binding upon our acceptance hereof and will begin on the date the Equipment is delivered to you or any later date we designate. We may charge you a one-time origination fee of \$125.00. If we do not receive by the due date, at the remittance address indicated on your invoice, any amount payable to us, you will pay a late charge equal to: 1) the greater of ten (10) cents for each dollar overdue or twenty-six dollars (\$26.00); or 2) the highest lawful charge, if less.

NET AGREEMENT. THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU AGREE THAT YOU ARE UNCONDITIONALLY OBLIGATED TO PAY ALL AMOUNTS DUE UNDER THIS AGREEMENT FOR THE ENTIRE TERM. YOU ARE NOT ENTITLED TO REDUCE OR SET-OFF AGAINST AMOUNTS DUE UNDER THIS AGREEMENT FOR ANY REASON.

EQUIPMENT USE. You will keep the Equipment in good working order, use it for business purposes only and not modify or move it from its initial location without our consent. If we have entered into a separate arrangement with you for maintenance, service, supplies, etc. with respect to the Equipment, payments under this Agreement may include amounts owed under that arrangement, which amounts may be invoiced as one payment for your convenience.

SOFTWARE/DATA. Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement. You are solely responsible for protecting and removing any confidential data/images stored on the Equipment prior to its return for any reason.

LIMITATION OF WARRANTIES. EXCEPT TO THE EXTENT THAT WE HAVE PROVIDED YOU A WARRANTY IN WRITING, WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU CHOSE ANY/ALL THIRD-PARTY SERVICE PROVIDERS BASED ON YOUR JUDGMENT. YOU MAY CONTACT US OR THE MANUFACTURER FOR A STATEMENT OF THE WARRANTIES, IF ANY, THAT THE MANUFACTURER IS PROVIDING. WE ASSIGN TO YOU ANY WARRANTIES GIVEN TO US.

ASSIGNMENT. You may not sell, assign, or sublease the Equipment or this Agreement without our written consent. We may sell or assign this Agreement and our rights in the Equipment, in whole or in part, to a third party without notice to you. You agree that if we do so, our assignee will have our assigned rights under this Agreement but none of our obligations and will not be subject to any claim, defense, or set-off that may be assertable against us or anyone else. Notwithstanding the foregoing, if we sell or assign this Agreement or our rights in the Equipment, we will retain our obligations under the Agreement.

LAW/FORUM. You agree that this Agreement and any claim related to this Agreement shall be governed by the internal laws of the state in which our (or, if we assign this Agreement, our assignee's) principal place of business is located and any dispute concerning this Agreement will be adjudicated in a federal or state court in such state. You hereby consent to personal jurisdiction and venue in such courts and waive transfer of venue. Each party waives any right to a jury trial.

LOSS OR DAMAGE. You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. Except for claims, losses, or damages caused by our gross negligence or willful misconduct, you agree to indemnify us and our assignee, if applicable, against any claims, losses, or damages, including attorney fees, in any way relating to the Equipment or data stored on it. This indemnity will survive the expiration of this Agreement. In no event will we be liable for any consequential or indirect damages.

APPLICABLE TO GOVERNMENTAL ENTITIES ONLY

You hereby represent and warrant to us that as of the date of the Agreement: (a) the individual who executed the Agreement had full power and authority to execute the Agreement on your behalf; (b) all required procedures necessary to make the Agreement a legal and binding obligation against you have been followed; (c) the Equipment will be operated and controlled by you and will be used for essential government purposes for the entire term of the Agreement; (d) that all payments due and payable for the current fiscal year are within the current budget and are within an available, unexpended, and unencumbered appropriation; (e) you intend to pay all amounts payable under the terms of the Agreement when due, if funds are legally available to do so; (f) your obligations to remit amounts under the Agreement constitute a current expense and not a debt under applicable state law; (g) no provision of the Agreement constitutes a pledge of your tax or general revenues; and (h) you will comply with any applicable information reporting requirements of the tax code, which may include 8038-G or 8038-GC Information Returns. If funds are not appropriated to pay amounts due under the Agreement for any future fiscal period, you shall have the right to return the Equipment and terminate the Agreement on the last day of the fiscal period for which funds were available, without penalty or additional expense to you (other than the expense of returning the Equipment to the location designated by us), provided that at least thirty (30) days prior to the start of the fiscal period for which funds were not appropriated, your Chief Executive Officer (or Legal Counsel) delivers to us a certificate (or opinion) certifying that (a) you are a state or a fully constituted political subdivision or agency of the state in which you are located; (b) funds have not been appropriated for the applicable fiscal period to pay amounts due under the Agreement; (c) such non-appropriation did not result from an act or failure to act by you; and (d) you have exhausted all funds legally available for the payment of amounts due under the Agreement. You agree that this paragraph shall only apply if, and to the extent that, state law precludes you from entering into the Agreement if the Agreement constitutes a multi-year unconditional payment obligation.

LESSOR ("WE", "US", "OUR")

Image Solutions, LLC

2620 Cedar Ln Knoxville, TN 37918-2311

SIGNATURE:

DATE:

PRINT NAME & TITLE:

CUSTOMER'S AUTHORIZED SIGNATURE

THIS AGREEMENT IS NON-CANCELABLE FOR THE FULL AGREEMENT TERM.

CUSTOMER: (As Stated Above)

SIGNATURE: X

DATE:

PRINT NAME & TITLE:

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE: X

NAME AND TITLE:

DATE:

AGREEMENT



GREATAMERICA FINANCIAL SERVICES CORPORATION
PAYMENT ADDRESS:
PO Box 660831, Dallas TX 75266-0831

AGREEMENT NO.: 3255466

CUSTOMER ("YOU" OR "YOUR")

FULL LEGAL NAME: Loudon, County of DBA Ft. Loudoun Middle School

ADDRESS: 100 River Rd Ste 110 Loudon, TN 37774-1042

VENDOR (VENDOR IS NOT OUR AGENT AND IS NOT AUTHORIZED BY US TO ACT ON OUR BEHALF OR TO WAIVE OR ALTER ANY PROVISION OF THIS AGREEMENT)

Image Solutions, LLC Knoxville, TN

EQUIPMENT AND PAYMENT TERMS

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES

SEE ATTACHED SCHEDULE

1 Kyocera TASKalfa 7003i/G2 Copier

EQUIPMENT LOCATION: 1083 Mulberry St Loudon, TN 37774-1300

(*PLUS TAX)

TERM IN MONTHS: 60

MONTHLY PAYMENT AMOUNT*: \$137.96

ADDITIONAL TERMS AND CONDITIONS

AGREEMENT. You want us to now pay your Vendor for the equipment and/or software referenced herein ("Equipment") and the amounts your Vendor included on the invoice to us for the Equipment for related installation, training, and/or implementation costs, and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date.

NET AGREEMENT. THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU UNDERSTAND WE ARE PAYING FOR THE EQUIPMENT BASED ON YOUR UNCONDITIONAL ACCEPTANCE OF IT AND YOUR PROMISE TO PAY US UNDER THE TERMS OF THIS AGREEMENT, WITHOUT SET-OFFS FOR ANY REASON, EVEN IF THE EQUIPMENT DOES NOT WORK OR IS DAMAGED, EVEN IF IT IS NOT YOUR FAULT.

EQUIPMENT USE. You will keep the Equipment in good working order, use it for business purposes only, and not modify or move it from its initial location without our consent. You must resolve any dispute you may have concerning the Equipment with the manufacturer or Vendor.

SOFTWARE/DATA. Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement.

NO WARRANTY. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU HAVE ACCEPTED THE EQUIPMENT "AS-IS". YOU CHOSE THE EQUIPMENT, THE VENDOR AND ANY/ALL SERVICE PROVIDER(S) BASED ON YOUR JUDGMENT.

ASSIGNMENT. You may not sell, assign or sublease the Equipment or this Agreement without our written consent. We may sell or assign this Agreement or our rights in the Equipment, in whole or in part, to a third party without notice to you.

LAW/FORUM. This Agreement and any claim related to this Agreement will be governed by Iowa law. Any dispute will be adjudicated in a state or federal court located in Linn County, Iowa.

LOSS OR DAMAGE. You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. We are not responsible for, and you will indemnify us against, any claims, losses or damages, including attorney fees, in any way relating to the Equipment or data stored on it.

INSURANCE. You agree to maintain commercial general liability insurance acceptable to us. You also agree to: 1) keep the Equipment fully insured against loss at its replacement cost, with us named as loss payee; and 2) provide proof of insurance satisfactory to us no later than 30 days following the commencement of this Agreement, and thereafter upon our written request.

TAXES. We own the Equipment. You will pay when due, either directly or by reimbursing us, all taxes and fees relating to the Equipment and this Agreement. Sales or use tax due upfront will be payable over the term with a finance charge.

END OF TERM. At the end of the term of this Agreement (or any renewal term) (the "End Date"), this Agreement will renew month to month unless a) we receive written notice from you, at least 30 days prior to the End Date, of your intent to return the Equipment, and b) you timely return the Equipment to the location designated by us, at your expense.

DEFAULT/REMEDIES. If a payment becomes 10+ days past due, or if you otherwise breach this Agreement, you will be in default, and we may require that you return the Equipment to us at your expense and pay us: 1) all past due amounts and 2) all remaining payments for the unexpired term, plus our booked residual, discounted at 3% per annum; and we may disable or repossess the Equipment and use all other legal remedies available to us.

UCC. You agree that this Agreement is (and/or shall be treated as) a "Finance Lease" as that term is defined in Article 2A of the Uniform Commercial Code ("UCC"). You agree to forgo the rights and remedies provided under sections 507-522 of Article 2A of the UCC.

MISCELLANEOUS. This Agreement is the entire agreement between you and us relating to the Equipment and supersedes any prior representations or agreements, including any purchase orders. Amounts payable under this Agreement may include a profit to us. The parties agree that the original hereof for enforcement and perfection purposes, and the sole "record" constituting "chattel paper" under the UCC, is the paper copy hereof bearing (i) the original or a copy of either your manual signature or an electronically applied indication of your intent to enter into this Agreement, and (ii) our original manual signature.

APPLICABLE TO GOVERNMENTAL ENTITIES ONLY

You hereby represent and warrant to us that as of the date of the Agreement: (a) the individual who executed the Agreement had full power and authority to execute the Agreement on your behalf; (b) all required procedures necessary to make the Agreement a legal and binding obligation against you have been followed; (c) the Equipment will be operated and controlled by you and will be used for essential government purposes for the entire term of the Agreement; (d) that all payments due and payable for the current fiscal year are within the current budget and are within an available, unexhausted, and unencumbered appropriation; (e) you intend to pay all amounts payable under the terms of the Agreement when due, if funds are legally available to do so; (f) your obligations to remit amounts under the Agreement constitute a current expense and not a debt under applicable state law; (g) no provision of the Agreement constitutes a pledge of your tax or general revenues; and (h) you will comply with any applicable information reporting requirements of the tax code, which may include 8038-G or 8038-GC Information Returns.

OWNER ("WE", "US", "OUR")

THIS AGREEMENT IS NON-CANCELABLE FOR THE FULL AGREEMENT TERM. THIS AGREEMENT IS BINDING WHEN WE EXECUTE THIS AGREEMENT AND PAY FOR THE EQUIPMENT.

OWNER: GreatAmerica Financial Services Corporation

CUSTOMER'S AUTHORIZED SIGNATURE

CUSTOMER: (As Stated Above)

SIGNATURE:

DATE:

SIGNATURE: X

DATE:

PRINT NAME & TITLE:

PRINT NAME & TITLE:

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE: X

NAME AND TITLE:

DATE:

AGREEMENT

GREATAMERICA FINANCIAL SERVICES CORPORATION
PAYMENT ADDRESS:
PO Box 660831, Dallas TX 75266-0831



AGREEMENT NO.: 3223492

CUSTOMER ("YOU" OR "YOUR")

FULL LEGAL NAME: Loudon, County of DBA Maintenance Department

ADDRESS: 100 River Rd Ste 110 Loudon, TN 37774-1042

VENDOR (VENDOR IS NOT OUR AGENT AND IS NOT AUTHORIZED BY US TO ACT ON OUR BEHALF OR TO WAIVE OR ALTER ANY PROVISION OF THIS AGREEMENT)

Image Solutions, LLC Knoxville, TN

EQUIPMENT AND PAYMENT TERMS

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES

SEE ATTACHED SCHEDULE

1 Kyocera ECOSYS MA4500ifx Copier

EQUIPMENT LOCATION: 100 River Rd Ste 108 Loudon, TN 37774-1042

(*PLUS TAX)

TERM IN MONTHS: 60

MONTHLY PAYMENT AMOUNT*: \$87.56

PURCHASE OPTION*: \$1.00

ADDITIONAL TERMS AND CONDITIONS

AGREEMENT. You want us to now pay your Vendor for the equipment and/or software referenced herein ("Equipment") and the amounts your Vendor included on the invoice to us for the Equipment for related installation, training, and/or implementation costs, and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date.

NET AGREEMENT. THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU UNDERSTAND WE ARE PAYING FOR THE EQUIPMENT BASED ON YOUR UNCONDITIONAL ACCEPTANCE OF IT AND YOUR PROMISE TO PAY US UNDER THE TERMS OF THIS AGREEMENT, WITHOUT SET-OFFS FOR ANY REASON, EVEN IF THE EQUIPMENT DOES NOT WORK OR IS DAMAGED, EVEN IF IT IS NOT YOUR FAULT.

EQUIPMENT USE. You will keep the Equipment in good working order, use it for business purposes only, and not modify or move it from its initial location without our consent. You must resolve any dispute you may have concerning the Equipment with the manufacturer or Vendor.

SOFTWARE/DATA. Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you.

NO WARRANTY. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU HAVE ACCEPTED THE EQUIPMENT "AS-IS". YOU CHOSE THE EQUIPMENT, THE VENDOR AND ANY/ALL SERVICE PROVIDER(S) BASED ON YOUR JUDGMENT.

ASSIGNMENT. You may not sell, assign or sublease the Equipment or this Agreement without our written consent. We may sell or assign this Agreement or our rights in the Equipment, in whole or in part, to a third party without notice to you.

LAW/FORUM. This Agreement and any claim related to this Agreement will be governed by Iowa law. Any dispute will be adjudicated in a state or federal court located in Linn County, Iowa.

LOSS OR DAMAGE. You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. We are not responsible for, and you will indemnify us against, any claims, losses or damages, including attorney fees, in any way relating to the Equipment or data stored on it.

APPLICABLE TO GOVERNMENTAL ENTITIES ONLY

You hereby represent and warrant to us that as of the date of the Agreement: (a) the individual who executed the Agreement had full power and authority to execute the Agreement on your behalf; (b) all required procedures necessary to make the Agreement a legal and binding obligation against you have been followed; (c) the Equipment will be operated and controlled by you and will be used for essential government purposes for the entire term of the Agreement; (d) that all payments due and payable for the current fiscal year are within the current budget and are within an available, unexhausted, and unencumbered appropriation; (e) you intend to pay all amounts payable under the terms of the Agreement when due, if funds are legally available to do so; (f) your obligations to remit amounts under the Agreement constitute a current expense and not a debt under applicable state law; (g) no provision of the Agreement constitutes a pledge of your tax or general revenues; and (h) you will comply with any applicable information reporting requirements of the tax code, which may include 8038-G or 8038-GC Information Returns.

LESSOR ("WE", "US", "OUR")

CUSTOMER'S AUTHORIZED SIGNATURE

THIS AGREEMENT IS NON-CANCELABLE FOR THE FULL AGREEMENT TERM. THIS AGREEMENT IS BINDING WHEN WE EXECUTE THIS AGREEMENT AND PAY FOR THE EQUIPMENT.

LESSOR: GreatAmerica Financial Services Corporation

CUSTOMER: (As Stated Above)

SIGNATURE:

DATE:

SIGNATURE: X

DATE:

PRINT NAME & TITLE:

PRINT NAME & TITLE:

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE: X

NAME AND TITLE:

DATE:

IMAGE SOLUTIONS

April 15, 2026

Loudon County Finance
Quote Number 01232025-CSTA –OMNIA

Printer

Kyocera MZ5001ci- 50 ppm A3 BW / Color MFP

DP-7160 – Dual Scan Document Processor
PF-7150 – 2 x 1500 Paper Feeder
AK-7100 – Bridge for Finisher
DF-7140 – 4000 Sheet Finisher
PH-7100 – Hole Punch Unit
Fax System 12

60 mo Lease - \$212.93 / mo. w/ Dollar Buyout

