



1141 NORTH 11TH STREET  
OMAHA, NE 68102

402.800.1240  
[omahalandbank.org](http://omahalandbank.org)

## Sample Adopt-a-Lot Agreement

This agreement is made and entered into [date], by and between Omaha Municipal Land Bank. (hereinafter referred to as "OMLB"), and [property.renter.name] (hereinafter referred to as "Tenant"), to be referred to as an Adopt-a-Lot, for the purpose of beautification, enjoyment, and neighborhood betterment.

1. Adopt-a-Lot Property: Subject to the terms and conditions of this Agreement (or "Agreement"), the OMLB rents to Tenant and Tenant rents from OMLB, for residential use and commercial uses according to existing zoning, the premises located at [property.address].
2. The term of this agreement shall be for [number.of.years] year(s) from the date of this agreement except as terminated earlier per the provisions below. OMLB reserves the right not to renew this agreement at the end of each term.
3. The tenant agrees to pay an administrative fee to the OMLB of \$25.00 per year. The tenant agrees to pay such sum at the beginning on [agreement.date], payable to OMLB. Payments may be made online at [www.omahalandbank.org](http://www.omahalandbank.org) for each property or in person to the OMLB office between the hours of 8:30 am and 5 pm Monday through Friday. Payments made by mail may be sent to 1141 N 11 Street, FL 1, Omaha, NE 68102 and must be postmarked by the 1st of the month or the Tenant will be subject to a late fee as described herein.
4. Permitted Uses: The tenant is permitted all normal activities associated with the above purposes, including but not limited to: planting, seeding, garden beds, raised garden beds, benches, flower pots, neighborhood beautification, or betterment, etc.
5. Prohibited Uses: The tenant shall not engage in any of the following uses on said parcel(s): growing of illegal plants, construction of buildings or playsets, parking on property, storage of equipment on property.
6. The tenant agrees to prepare a usage plan for review by the OMLB. The tenant agrees to proper disposal of trash and waste. The tenant further agrees to return the lot to a vacant state, at the end of agreement term.
7. The OMLB agrees to maintain clear title associated with this parcel.

8. The Tenant may provide the OMLB with evidence of personal property insurance coverage but is not required.
9. Either party may terminate this agreement at any time with a 30-day notice to the other party. The tenant agrees not to assign or sub-agreement his/her interest.
10. The terms of this agreement may be amended by mutual consent.
11. OMLB retains the right to access the Adopt-a-Lot for the purposes of inspection with no prior notification to the tenant.
12. Other special terms and conditions in this agreement:

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IN WITNESS WHEREOF, the parties have agreed to the forgoing terms and duly affixed their signatures.

OMLB:

\_\_\_\_\_ Date: \_\_\_\_\_

Kenton Duncan, Real Estate Sales Manager  
On behalf of: Omaha Municipal Land Bank  
1141 N 11 Street, FL 1  
Omaha, NE 68102

TENANT:

\_\_\_\_\_ Date: \_\_\_\_\_

[property.renter]

[name]

[renter.address]

[city], [state] [postal.code]

[phone.number]