

DIOCESE OF NORTH CAROLINA

Exhibit B-1

Forms of Resolutions for Lease (as Lessor)⁸

Parish:

RESOLVED, that the Parish of _____, Diocese of North Carolina (the “Parish”), acting through its duly elected vestry, does hereby determine that it is in its best interests to lease the Real Property known and described as _____ **[insert description of property]**, for a consideration of \$ _____ **[insert rental rate]** and a term of ___ years, to _____ **[insert name of lessee]**, and, in connection with such determination, does find that the property is **[not used by the Parish]** and is not needed for the Parish’s contemplated operations in the future.

FURTHER RESOLVED, that the vestry believes that the rent and other provisions of the lease are fair and adequate on the basis of **[describe facts supporting this belief]**

FURTHER RESOLVED, that the Senior Warden and the Junior Warden be, and each of them hereby is, authorized and directed to seek the written consent of the Ecclesiastical Authority of the Diocese by submitting a certified copy of these resolutions and the additional materials required by the Standing Committee of the Diocese for its advice and consent, all as provided by the Canons of the Diocese.

FURTHER RESOLVED, that after receiving the written consent of the Ecclesiastical Authority of the Diocese, the Senior Warden and the Junior Warden be, and each of them hereby is, authorized, empowered and directed to execute and deliver all such documents and instruments as they may deem necessary or appropriate to effect the foregoing transactions.

⁸ Diocesan institutions (other than parishes and missions) may use or adapt one of these forms of resolution, depending on whether the property in question is held by the Governing Body directly (in which case the form for a parish would be used) or by the Trustees of the Diocese for the benefit of the institution (in which case the form for a mission would be used).

GUIDELINES FOR REAL ESTATE TRANSACTIONS

Mission:

RESOLVED, that the Mission of _____, Diocese of North Carolina (the "Mission"), acting through its duly elected vestry, does hereby determine that it is in its best interests to lease the Real Property known and described as _____ **[insert description of property]**, for a consideration of \$_____ **[insert rental rate]** and a term of ___ years, to _____ **[insert name of lessee]**, and, in connection with such determination, does find that the property is **[not used by the Parish]** and is not needed for the Mission's contemplated operations in the future.

FURTHER RESOLVED, that the net proceeds from the lease of the property shall be used to _____ **[insert proposed uses such as "added to the permanent funds of the Mission," "make necessary repairs to the Mission church house," etc.]**

FURTHER RESOLVED, that the net proceeds from the lease of the property shall be used to _____ **[insert proposed uses such as "added to the permanent funds of the Parish," "make necessary repairs to the Parish house," etc.]**

FURTHER RESOLVED, that the vestry believes that the rent and other provisions of the lease are fair and adequate on the basis of **[describe facts supporting this belief]**

FURTHER RESOLVED, that the Senior Warden and Junior Warden be, and each of them hereby is, authorized and directed to seek, as provided by the Canons of the Diocese: (i) the consent of the Ecclesiastical Authority of the Diocese by submitting a certified copy of these resolutions and the additional materials required by the Standing Committee of the Diocese for its advice and consent, and (ii) the concurrence of the Trustees of the Diocese.