

Regular Board Meeting (Tuesday, December 16, 2025)

Generated by Shelley Martin on Tuesday, December 16, 2025

1. Call To Order

Procedural: 1.01 Roll Call

Meeting began at 12:37 PM

Mr. Isaacs, Mr. Hook and Mr. Sander were present.

Mr. Dubbs arrived at 12:45 PM

Mr. Gebhardt was absent.

Procedural: 1.02 Pledge of Allegiance

2. Visitors to the Board

Kelly Brown from Charter School Specialists was a visitor to the Board.

3. Treasurer

Action, Minutes: 3.01 Minutes

Recommended Action: Treasurer recommends the approval of minutes as presented.

Action: 3.02 Treasurer's Financial Reports

Recommended Action: Treasurer recommends approval of financial reports as presented.

Action: 3.03 Monthly Financial Report

Recommended Action: Treasurer recommends financial report as presented.

4. Executive Director

Discussion: 4.01 Update on Enrollment/Graduate/Documented Hours/Student & Family Engagement Events

Mr. Lenney reported there are 26 graduates to date. He also shared that 2nd semester registration is now open.

Discussion: 4.02 Update of School Improvement Plan / One Plan

Discussion: 4.03 Legislative Update

Action: 4.04 Personnel

Recommended Action: Executive Director recommends approval of the personnel items as presented.

Action: 4.05 Online Learning Pacing Policy

Recommended Action: Executive Director recommends approval of the Online Learning Pacing Policy as presented.

Action: 4.06 Board Meeting Dates - 2026

Recommended Action: Executive Director recommends the Board Meeting Dates for the 2026 Calendar Year be approved as presented.

Action: 4.07 Amended Minutes - October 2025

Recommended Action: Executive Director recommends approval of the amended minutes from the October 18, 2025 meeting as presented.

Action: 4.08 Student Center Lease

Recommended Action: Executive Director recommends the approval of the 3 year lease for St. Mary's as presented.

5. Sponsor Representative

Discussion: 5.01 Discussion and Updates

6. Agenda Approval

Action: 6.01 Motion to approve all agenda items

Recommended Action: Executive Director recommends approval of all agenda items as presented in one motion.

Motion: Isaacs

Second: Hook

Motion carries: 4-0

7. Adjournment

Action: 7.01 Adjourn

Recommended Action: Motion to adjourn.

Motion: Isaacs

Second: Dubbs

Motion carries: 4-0

Meeting ended at 12:57 PM.

Cary Furniss, Treasurer

Dr. Mike Sander, President

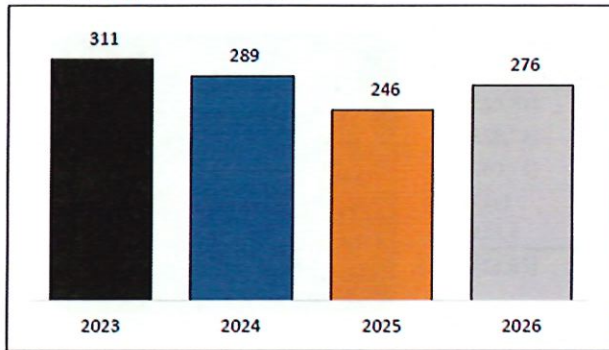
TREASURER REPORT TO THE GOVERNING BOARD

December 16, 2025

Agenda Items

- Financial Performance through November 30th

Calendar Days of Cash on Hand



The graph reflects Cash on Hand at November 30th of each of the fiscal years indicated.

Ending Cash Balance at End of the Month

2023	\$2,763,441
2024	\$3,493,172
2025	\$3,555,837
2026	\$4,184,231

Cash balance has returned to a pre-ECOT level, but the growth of the school has days of cash on hand lagging earlier levels.

FISCAL YEAR 2026 FORECAST TO ACTUAL COMPARISON FOR REVENUE

	Annual Forecast Estimate	Projected Annual Cash Estimate	Actual Compared to Cash Flow
Local Revenue	4,500	(18,466)	(22,966)
Interest	160,000	165,849	5,849
State Revenue	4,982,000	5,461,380	479,380
Federal Revenue	723,695	618,794	(104,901)
All Other Revenue	23,998	26,525	2,527
Total Revenue	5,894,193	6,254,082	359,889

Compared to forecast,
revenue cash flows
are

\$359,889

Higher than forecasted

Revenues are higher by \$359,889 compared to the Fall forecast. State Revenue is \$479,380 over forecast due to the Final #1 payment for FY 2025 that included Career Tech Funding for the first time. Hybrid payments were adjusted differently this fall compared to prior years. That will affect monthly cash flows for state aid but doesn't impact the annual estimate.

Federal revenue is behind forecast due to a delay in Project Cash Requests because of the Government shutdown.

FISCAL YEAR 2026 FORECAST TO ACTUAL COMPARISON FOR EXPENSES

	Annual Forecast Estimate	Projected Annual Cash Estimate	Actual Compared to Cash Flow
Salaries and Benefits	3,403,494	3,385,073	▼ (18,421)
Purchased Services	2,004,759	1,957,134	▼ (47,625)
Supplies	312,438	285,356	▼ (27,082)
Capital	1,000	583	▼ (417)
All Other Expenses	88,279	92,198	▲ 3,919
Total Expenditures	5,809,970	5,720,346	▼ (89,624)

**Compared to forecast,
expenditure cash flows
are
\$(89,624)

Lower than forecasted**

Spending is \$(89,624) lower than forecast after five (5) months. It is not anticipated that spending will remain below expected cash flow.

Other Items

- It is expected the completion of the annual audit will occur before the end of December. It is anticipated that no management letter comments or report citations will be in the audit. A post audit will be scheduled once the report is complete.
- A cyber claim has been made in response to the outage in September. The investigation continues but the claim is not resolved.



**Greater Ohio
Virtual School**

Greater Ohio Virtual School

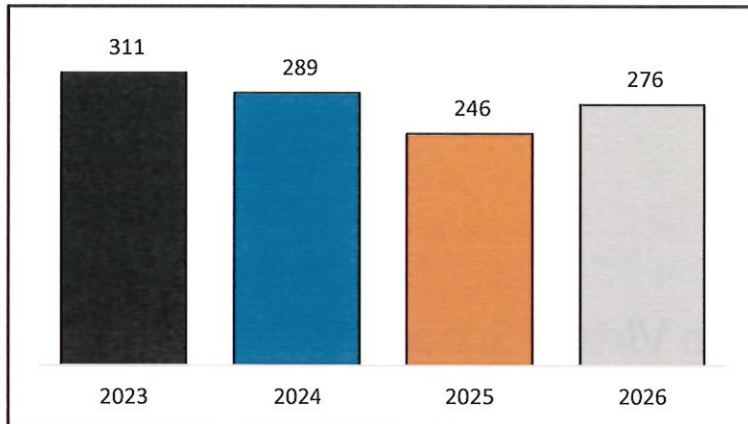
Monthly Financial Report

Fiscal Year 2026 - July to November

Cash Balance Analysis

Monthly cash flow helps explain the timing of revenue and expenditures in the current fiscal year and over several fiscal years. This snapshot is designed to demonstrate three key cash balance indicators - 1) Days of cash on-hand at year end, 2) Cash balance as % of Revenue, 3) Monthly cash balances. The data reflected is as of November 30th for each respective year.

Calendar Days of Cash on Hand



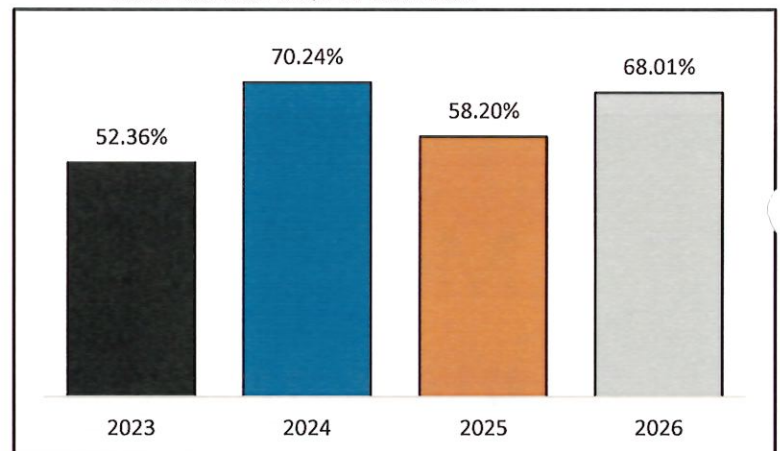
The graph reflects Cash on Hand at November 30th of each of the fiscal years indicated.

Ending Cash Balance at End of the Month

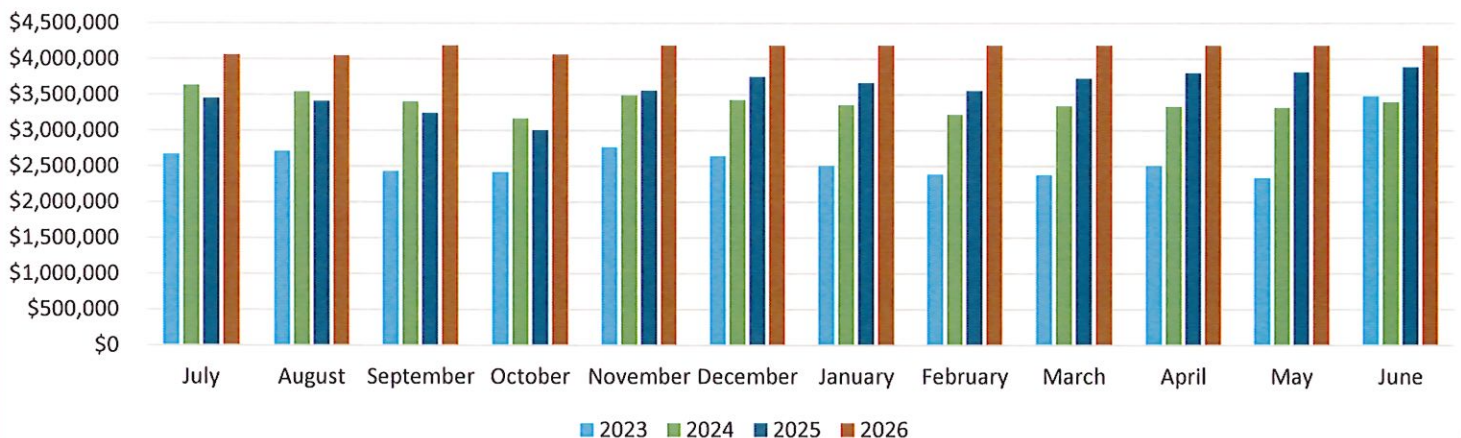
2023	\$2,763,441
2024	\$3,493,172
2025	\$3,555,837
2026	\$4,184,231

Cash balance as a % of revenue can help the organization to understand the amount of revenue change that could be buffered by one-time cash balance reserves.

Cash Balance as % of Revenue



Fiscal Year -- End of Month Cash Balance (\$'000)



Cash balances can fluctuate significantly within a fiscal year. The lowest cash balance of \$1,296,240 occurred in February 2021. The highest cash balance position was \$4,186,370 and that occurred at September 30, 2025.

ACTUAL REVENUE RECEIVED THROUGH NOVEMBER COMPARED TO THE PRIOR YEAR

	Actual Revenue Collections For July to Nov.	Prior Year Revenue For July to Nov.	Actual Compared to Last Year
Local Revenue	(19,466)	(16,172)	▼ (3,294)
Interest	72,516	70,343	▲ 2,172
State Revenue	2,106,338	2,021,868	▲ 84,470
Federal Revenue	149,794	186,102	▼ (36,309)
All Other Revenue	12,526	16,771	▼ (4,245)
Total Revenue	2,321,707	2,278,913	▲ 42,795

Compared to the
same period, total
revenue are
\$42,795
Higher than the
previous year

After five (5) months complete, revenues are \$42,795 higher than last fiscal year. Changes in they Hybrid payments from last fiscal year, career technical education funding and higher enrollment are contributing to higher state aid. Federal aid is lagging due to the government shutdown and the lack of grant approvals.

ACTUAL EXPENSES THROUGH NOVEMBER COMPARED TO THE PRIOR YEAR

	Actual Expenses For July to Nov.	Prior Year Expenditures For July to Nov.	Actual Compared to Last Year
Salaries and Benefits	1,240,131	1,185,136	▲ 54,995
Purchased Services	652,134	647,459	▲ 4,675
Supplies	75,356	96,196	▼ (20,840)
Capital	-	-	-
All Other Expenses	56,881	190,097	▼ (133,216)
Total Expenditures	2,024,503	2,118,888	▼ (94,385)

Compared to the same
period, total
expenditures are
\$(94,385)
Lower than the
previous year

Expenditures are (\$94,385) less than last fiscal year after five (5) months. The completion of the "claw back" payments to ODEW from the ECOT decision is responsible for the lower spend.

FISCAL YEAR 2026 FORECAST TO ACTUAL COMPARISON FOR REVENUE

	Annual Forecast Estimate	Projected Annual Cash Estimate	Actual Compared to Cash Flow
Local Revenue	4,500	(18,466)	▼ (22,966)
Interest	160,000	165,849	▲ 5,849
State Revenue	4,982,000	5,461,380	▲ 479,380
Federal Revenue	723,695	618,794	▼ (104,901)
All Other Revenue	23,998	26,525	▲ 2,527
Total Revenue	5,894,193	6,254,082	▲ 359,889

Compared to forecast,
revenue cash flows
are
\$359,889
Higher than forecasted

Compared to the Fall Forecast, revenues are \$359,889 higher than anticipated. The Final #1 payment for last fiscal year resulted in a large one-time payment in State funding. Career Technical funding was paid for the entire 2025 fiscal year on the Final #1 received in September, in the amount \$242K contributing to the positive variance. Additionally, a true-up of \$184K for FY 2025 has also been received, pushing state revenues ahead of forecast. Federal revenue has been delayed due to the government shutdown.

FISCAL YEAR 2026 FORECAST TO ACTUAL COMPARISON FOR EXPENSES

	Annual Forecast Estimate	Projected Annual Cash Estimate	Actual Compared to Cash Flow
Salaries and Benefits	3,403,494	3,385,073	▼ (18,421)
Purchased Services	2,004,759	1,957,134	▼ (47,625)
Supplies	312,438	285,356	▼ (27,082)
Capital	1,000	583	▼ (417)
All Other Expenses	88,279	92,198	▲ 3,919
Total Expenditures	5,809,970	5,720,346	▼ (89,624)

Compared to forecast,
expenditure cash flows
are
\$(89,624)
Lower than forecasted

After five (5) months into the FY 2026 fiscal year, spending is (\$89,624) less than forecasted.

As of November 30, 2025

Difference from Beginning Cash

**GREATER OHIO VIRTUAL SCHOOL
FY 2026
PERMANENT APPROPRIATIONS**

12/3/2025

FUND	SCC	DESCRIPTION	Initial
001	0000	GENERAL FUND	\$ 5,100,000.00
019	9926	GREATER CINCINNATI FOUNDATION GRANT FY25	
516	9925	IDEA FY25 FUND	\$ 20,000.00
516	9926	IDEA FY26 FUND	\$ 80,000.00
536	9925	TITLE I NON COMPETITIVE FY25	\$ -
536	9926	TITLE I NON COMPETITIVE FY26	\$ -
551	9926	TITLE III CONSORTIUM FY26	\$ -
572	9025	TITLE I EOEC NON COMPETITIVE FY25	\$ -
572	9026	TITLE I EOEC NON COMPETITIVE FY26	\$ -
572	9925	TITLE I FY25 FUND	\$ 5,000.00
572	9926	TITLE I FY26 FUND	\$ 25,000.00
584	9925	TITLE IV-A FY25 FUND	\$ 1,000.00
584	9926	TITLE IV-A FY26 FUND	\$ 5,000.00
590	9925	TITLE II-A FY25 FUND	\$ 1,000.00
590	9926	TITLE II-A FY26 FUND	\$ 3,000.00
		Monthly Appropriation Changes	
SUB-TOTAL APPROPRIATIONS - ALL FUNDS			\$5,240,000.00

Greater Ohio Virtual School
Cash Summary Report

FUND-SCC	Description	Initial Cash	MTD Received	FYTD Received	MTD Expended	FYTD Expended	Fund Balance	Encumbrance	Unencumbered Balance
001-0000	GREATER OHIO VIRTUAL SCHOOL	\$ 3,979,973.49	\$ 574,092.43	\$ 2,162,910.01	\$ 418,400.16	\$ 1,820,692.77	\$ 4,322,190.73	\$ 1,010,804.13	\$ 3,311,386.60
019-9926	GREATER CINCINNATI FOUNDATION GRANT FY26	0.00	0.00	2,500.00	0.00	0.00	2,500.00	2,500.00	0.00
516-9925	IDEA-B FY25	(6,090.19)	0.00	20,278.11	0.00	26,202.77	(12,014.85)	0.00	(12,014.85)
516-9926	IDEA-B FY26	0.00	8,260.78	25,115.50	11,201.86	36,317.36	(11,201.86)	0.00	(11,201.86)
536-9925	Title I Non Competitive FY25	(23,618.35)	0.00	23,618.35	0.00	0.00	0.00	0.00	0.00
536-9926	Title I Non Competitive FY26	0.00	0.00	0.00	18,131.62	69,148.53	(69,148.53)	87,181.81	(156,330.34)
551-9926	LIMITED ENGLISH PROFICIENCY	0.00	0.00	1,489.34	0.00	0.00	1,489.34	0.00	1,489.34
572-9025	EOEC Non Competitive FY25	(55,409.09)	0.00	55,409.09	0.00	0.00	0.00	0.00	0.00
572-9026	EOEC Non Competitive FY26	0.00	0.00	0.00	10,000.00	40,000.00	(40,000.00)	70,000.00	(110,000.00)
572-9925	TITLE I FY25	(7,827.51)	0.00	10,936.65	0.00	5,332.19	(2,223.05)	0.00	(2,223.05)
572-9926	TITLE I FY26	0.00	5,586.04	12,947.14	7,361.10	20,308.25	(7,361.11)	0.00	(7,361.11)
584-9925	TITLE IV-A FY25	0.00	0.00	1,624.68	0.00	1,624.68	0.00	0.00	0.00
584-9926	TITLE IV-A FY26	0.00	780.35	1,808.67	780.35	1,808.67	0.00	0.00	0.00
590-9925	TITLE II FY25	0.00	0.00	1,139.96	0.00	1,139.96	0.00	0.00	0.00
590-9926	TITLE II FY26	0.00	832.76	1,930.15	832.76	1,930.15	0.00	0.00	0.00
Grand Total		\$ 3,887,028.35	\$ 589,552.36	\$ 2,321,707.65	\$ 466,707.85	\$ 2,024,505.33	\$ 4,184,230.67	\$ 1,170,485.94	\$ 3,013,744.73

Greater Ohio Virtual School
Disbursement Summary Report

Check Number	Date	Name	Amount	Status	Reconcile Date	Void Date	Reference Number
0	11/24/2025	MEMO-PNC BANK	\$ 3,116.47	RECONCILED	11/30/2025		14183
0	11/24/2025	MEMO FRANKLIN CITY	1.50	RECONCILED	11/30/2025		14184
0	11/21/2025	Southwest Ohio EPC	23,667.08	RECONCILED	11/30/2025		14171
0	11/21/2025	STATE TEACHERS RETIRE. SYSTEM	31,505.00	RECONCILED	11/30/2025		14172
0	11/21/2025	MEMO LCNB	153.55	RECONCILED	11/30/2025		14173
0	11/21/2025	UNUM Life	107.25	RECONCILED	11/30/2025		14174
0	11/21/2025	LEBANON-CITIZENS NATIONAL BANK	3,374.41	RECONCILED	11/30/2025		14175
0	11/21/2025	School Employees Ret. System	4,096.00	RECONCILED	11/30/2025		14176
0	11/21/2025	MEMO ST ALOYSIUS	16,784.28	RECONCILED	11/30/2025		14177
0	11/21/2025	Southwest Ohio EPC	1,474.39	RECONCILED	11/30/2025		14178
0	11/21/2025	STATE TEACHERS RET. SYSTEM	2,289.10	RECONCILED	11/30/2025		14179
0	11/21/2025	MEMO Ohio Dept of Education	70.28	RECONCILED	11/30/2025		14180
0	11/21/2025	MEMO COLLEGE CREDIT PLUS	1,294.56	RECONCILED	11/30/2025		14181
134302	11/19/2025	WARREN COUNTY ESC	113,781.64	RECONCILED	11/19/2025		14162
134297	11/19/2025	Grace Hill	113.71	RECONCILED	11/19/2025		14163
134299	11/19/2025	Lenney, Shawn	552.49	RECONCILED	11/19/2025		14164
134295	11/19/2025	Area Athletics	37.50	RECONCILED	11/30/2025		14165
134294	11/19/2025	Amazon Capital Services	157.99	RECONCILED	11/30/2025		14166
134301	11/19/2025	PLATTENBURG CERTIFIED	3,100.00	OUTSTANDING			14167
134296	11/19/2025	Clermont County	1,235.00	RECONCILED	11/30/2025		14168
134300	11/19/2025	Melissa Longfield	32.20	RECONCILED	11/19/2025		14169
134298	11/19/2025	JEFFERSON COUNTY ESC/VLA	9,150.00	RECONCILED	11/19/2025		14170
0	11/7/2025	MEMO-PNC BANK	4,136.31	RECONCILED	11/30/2025		14159
0	11/7/2025	MEMO-PNC BANK	2,597.00	RECONCILED	11/30/2025		14160
134289	11/5/2025	Lemon, Rebecca	105.00	RECONCILED	11/5/2025		14149
134285	11/5/2025	Amazon Capital Services	11,555.68	RECONCILED	11/30/2025		14150
134290	11/5/2025	Melissa Longfield	804.46	RECONCILED	11/5/2025		14151
134288	11/5/2025	Finke, Greg	1,677.70	RECONCILED	11/5/2025		14152
134291	11/5/2025	Manchak, Joanna	667.94	RECONCILED	11/5/2025		14153
134287	11/5/2025	ENNIS BRITTON CO., LPA	302.50	RECONCILED	11/5/2025		14154
134286	11/5/2025	Clermont County	1,885.00	RECONCILED	11/30/2025		14155
0	11/5/2025	MEMO-PNC BANK	705.00	VOID		11/5/2025	14156
134293	11/5/2025	PLATTENBURG	2,000.00	RECONCILED	11/30/2025		14157

Greater Ohio Virtual School
Disbursement Summary Report

Check Number	Date	Name	Amount	Status	Reconcile Date	Void Date	Reference Number
134292	11/5/2025	CERTIFIED Michelle Martin	\$ 63.00	RECONCILED	11/5/2025		14158
Grand Total			\$ 242,593.99				

Regular Board Meeting (Tuesday, October 21, 2025)*Generated by Shelley Martin on Thursday, October 23, 2025*

Meeting began at 2:00 pm

1. Call To Order

Procedural: 1.01 Roll Call

All members present.

Procedural: 1.02 Pledge of Allegiance

2. Visitors to the Board

Kelly Brown from Charter School Specialists

Kelley Spivey from St. Aloysius

3. Treasurer

Action, Minutes: 3.01 Minutes

Recommended Action: Treasurer recommends the approval of minutes as presented.

Action: 3.02 Treasurer's Financial Reports

Recommended Action: Treasurer recommends approval of financial reports as presented.

Action: 3.03 Monthly Financial Report

Recommended Action: Treasurer recommends approval of financial report as presented.

Action: 3.04 FY26 Annual Budget

Recommended Action: Treasurer recommends approval of the FY26 Yearly Budget as presented.

Action: 3.05 3 Year Forecast

Recommended Action: Treasurer recommends approval of the 3 Year Forecast as presented.

4. Executive Director

Discussion: 4.01 Update on Enrollment/Graduate/Documented Hours/Student & Family Engagement Events

Mr. Lenney shared that the documented hours are approximately 5,000 hours ahead of last year. Also, an additional 237 students have visited the Student Center year to date compared to last year.

Discussion: 4.02 Update of School Improvement Plan / One Plan

Discussion: 4.03 Legislative Update

Action: 4.04 2024-25 Sponsor Annual Report and Performance Framework

Recommended Action: Executive Director recommends the approval of the Sponsor Annual Report as presented.

Action: 4.05 2024-25 Greater Ohio Virtual School Annual Report

Recommended Action: Executive Director recommends approval of the GOVS Annual Report as presented.

Action: 4.06 Personnel

Recommended Action: Executive Director recommends the approval of the personnel as presented.

Action: 4.07 Policy Update

Recommended Action: Executive Director recommends approval of the policy updates as presented.

5. Sponsor Representative

Discussion: 5.01 Discussion and Updates

Ms. Brown reminded the Board of requirements of Special Education long-term substitutes.

6. Agenda Approval

Action: 6.01 Motion to approve all agenda items

Recommended Action: Executive Director recommends approval of all agenda items as presented in one motion.

Motion: Isaacs

Second: Dubbs

Motion Carries: 5-0

7. Executive Session

Action: 8.01 Motion to Enter Executive Session

Recommended Action: The President of the Governing Board recommends a motion be made for the Governing Board to enter into Executive Session.

Motion: Sander

Second: Isaacs

Motion Carries: 5-0

Executive Session began at 2:22 pm

Executive Session ended at 2:35 pm

Adjournment

Action: 7.01 Adjourn

Recommended Action: Motion to adjourn.

Motion: Isaacs

Second: Hook

Motion Carries: 5-0

Meeting adjourned at 2:35 pm

Cary Furniss, Treasurer

Dr. Mike Sander, President

Online Learning Pacing Policy

Purpose

To ensure students engage meaningfully with coursework and maintain steady academic progress, this policy establishes minimum and maximum pacing expectations for lesson completion in courses.

1. Lesson Engagement Requirements

- **Minimum Engagement Time:**

Students must spend a **minimum amount of time actively engaged** in each lesson before it can be marked as complete.

- The required time will be determined by the instructor based on the lesson's content and complexity (e.g., typically **45-60 minutes per lesson**).
- Time is tracked through the Virtual Learning Academy (VLA) and includes reading, video viewing, interactive activities, and assessments.

- **Maximum Lesson Duration:**

To prevent students from falling behind or spending excessive time on a single topic, students are expected to **complete each lesson within 5 hours per lesson**. Any lesson with seat time over 5 hours may not be counted towards total seat time.

2. Pacing Benchmarks

A typical schedule for a student who is on pace is 5 credits per year. For students who are recovering credits or start at GOVS after the first day of school, pacing will be greater than the minimum requirement of 5 lessons per week. Please contact your Academic Coach or School Counselor for additional information.

3. Monitoring and Intervention

- VLA will flag students who:

- Complete lessons significantly **faster than the minimum expected time**,
or
- Spend **more than five hours** on a single lesson.

- In such cases:

- The instructor may require additional review activities (e.g., discussion posts, reflection questions, or practice quizzes) before granting credit for the lesson.
 - Students consistently exceeding time limits may be subject to loss of accumulated hours that do not serve an educational purpose and referred to school administration.
-

4. Academic Integrity and Mastery

- Students must **demonstrate understanding** of lesson objectives through graded assessments or mastery checks.
 - Rushing through lessons without demonstrating comprehension may result in:
 - Retaking quizzes or assignments,
 - Temporary access restrictions to future lessons until mastery is shown,
 - Receiving a failing grade for the lesson or the entire course.
-

5. Enforcement

Failure to follow pacing expectations may result in:

- A “Progress Warning” notice,
- Temporary course access limits, or
- Administrative referral for withdrawal or reassignment to a different course.

LEASE AGREEMENT

This Lease Agreement is made and entered into effective as of the 1st day of July, 2026, by and between the **Governing Board of the Warren County Educational Service Center**, 1879 Deerfield Road, Lebanon, OH 45036 (hereinafter referred to as "Lessor") and the **Greater Ohio Virtual School**, 1879 Deerfield Road, Lebanon, OH 45036 (hereinafter referred to as "Lessee").

1. Description - In consideration of the rents, terms, provisions and covenants of this Lease Agreement, Lessor hereby leases, lets and demises to Lessee the following described Premises (hereinafter referred to as "the Premises"): Classroom and facility space at the St. Mary's School Building, located at 24 W 1st Street, Franklin, Ohio 45005 and parking spaces as designated by Lessor. See Exhibit A for the building map. All utilities, maintenance, and custodial costs will be covered by the Lessor.

2. Term - Lessee shall have and hold the demised Premises, together with rights, privileges and appurtenances to the same belonging, to have and to hold for a term of 3 years, commencing on July 1, 2026 and ending on June 30, 2029 or such earlier date as hereinafter provided (the "Term"), except that, if any such date falls on a Sunday or a holiday, then this lease shall end at noon on the business day next following the aforementioned date.

3. Termination of Prior Lease Agreements and Renewal Term - The parties agree that as of the effective date of this Lease Agreement, any and all prior Lease Agreements between them for the Premises are hereby declared null and void and shall not be binding on either party.

This Lease shall automatically renew ("Renewal Term") for additional twelve (12) month terms unless either party gives the other written notice of its intent to terminate this Lease upon expiration of the Term at least 60 days prior to expiration of the Term.

4. Rent - Lessee shall pay to Lessor, as rent for the Term, the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00) per fiscal year. Rent shall be paid in equal monthly payments invoiced monthly with other services Lessee purchases from Lessor, net 30. Lessor and Lessee agree that as further consideration for the rental, Lessee shall maintain insurance coverage as hereinafter set forth which condition shall be considered as part of the rental provision for this agreement.

5. Security Deposit - Lessee shall provide no deposit or other payment for security under the terms of this Lease.

6. Occupancy - Lessor shall give possession of the leasehold Premises to Lessee upon the term commencement date as provided in Section 2 of this Agreement.

7. Usage - Lessee shall occupy the Premises, conduct its business and control its agents, employees, invitees and visitors in such a way as is lawful, reputable and will not create any nuisance or interfere with, annoy or disturb neighboring property owners or the Lessor, in its educational pursuits.

8. Indemnity and Insurance - Lessor shall not be liable to Lessee's employees, agents, invitees, licensees or visitors, or to any other person, for any injury to person or damage to property on or about the Premises caused by the negligence or misconduct of the Lessee, its agents, servants or employees, or of any other person entering upon the Premises under express or implied invitation by Lessee or caused by the buildings and improvements located on the leased Premises becoming out of repair, or caused by leakage of gas, oil, water or steam or by electricity emanating from the Premises, or due to any other cause. Lessee agrees to indemnify and hold harmless Lessor of and from any loss, attorney fees, expenses or claims arising out of any such damage or injury.

Lessee shall, at its sole cost and expense, carry public liability and property damage insurance with combined single limits of not less than One Million Dollars (\$1,000,000) bodily injury and property damage coverage. Said policy shall insure against all accidents and injuries to persons or property on the Premises. Lessor shall be named as an additional insured on said policies (without charge) and a copy of such policies evidencing such coverage and requirements hereunder shall be provided to Lessor prior to commencement of the Term.

It is acknowledged and agreed by Lessee that the risk of loss for all contents and property belonging to Lessee shall be borne by Lessee and Lessee shall purchase, maintain and pay for all property insurance coverage required and/or desired by Lessee. Lessee further expressly waives any and all claims against Lessor for loss or damage due to fire, explosion, tornadoes, windstorm or rainstorm, or other casualty, calamity or act of God. Each party hereto waives, on behalf of itself and all others claiming by, through or under such party, including without limitation insurers, all claims, liabilities, causes

of action or complaints against the other party relating to any damage to property which damage could have been covered under a "Special Risk" insurance policy.

9. Maintenance - Lessee shall maintain in good order and condition the leased Premises. At the termination of this Lease, Lessee shall deliver the Premises in as good condition as they were at the beginning of the term, reasonable wear, damage by the elements, casualty or other cause not due to misuse or neglect of Lessee or Lessee's agents, servants, visitors or licensees, excepted. All property of the Lessee remaining on the Premises after the last day of the term of this Lease or any extension thereof, shall be conclusively deemed abandoned and may be removed by Lessor and Lessee shall reimburse Lessor the cost of such removal. Lessor may have any such property stored at Lessee's risk and expense.

10. Alterations and Improvements - Lessee shall not cause any structures to be erected or altered on the Premises, without the express written consent of Lessor.

The Lessor and Lessee acknowledge that Lessee desires to make capital improvements to the Premises, including a bathroom remodel, kitchen remodel, and the replacement of windows (the "Premises Improvements"). The Lessor and Lessee agree that the specific Premises Improvements to be made shall be agreed upon by Lessor and Lessee and that Lessor shall be initially responsible for paying for the costs of such Premises Improvements; however, Lessee shall reimburse Lessor for all costs of such Premises Improvements in equal installments over a twelve month period, or such other period of time as may be agreed upon in writing by Lessor and Lessee.

11. Assignment or Sublease - Lessee shall not transfer or assign, in whole or part, its rights and obligations in the property that is the subject to this Lease, without the express written consent of the Lessor. Lessor may withhold consent to such assignment in the event that Lessor, in its exclusive determinations, feels that such assignee or sub-lessee will not carry forth the recreational purposes contemplated by the parties in the execution of this agreement.

12. Default - In the event that Lessee shall fail to make any payment of rent hereunder, shall fail to maintain the Premises as herein contemplated or fail to provide the insurance coverage necessary, Lessor shall so notify the Lessee in writing of such default providing to Lessee a period of ten (10) days to cure such default.

In the event that Lessee fails to cure such default to the satisfaction of Lessor within said time period, this Lease shall be deemed in default and shall be considered set aside, null and void, and all rights of Lessee thereto shall be deemed terminated without further action of Lessor.

Failure of Lessor to declare an event of default immediately upon its occurrence, or delay in taking any action in connection with an event of default, shall not constitute a waiver of the default, but Lessor shall have the right to declare the default at any time and take such action as is lawful or authorized under this Lease. Failure by Lessor to enforce one or more of the remedies provided upon an event of default shall not be deemed or construed to constitute a waiver of the default or of any other violation or breach of any of the terms, provisions or covenants contained in this Lease.

13. Eminent Domain - If any part of the Premises materially affecting Lessee's use of the Premises be taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of said termination date and any rent paid for any period beyond said date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

14. Failure to Complain - Failure of either party to complain of any act or commission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of its rights hereunder. No waiver by either party at any time, express or implied, of any breach of any provisions of this Lease shall be deemed a waiver of a breach of any other provisions of this Lease or a consent to any subsequent breach of the same or any other provision.

15. Right to Cure Lessee's Breach - If Lessee breaches any covenant or condition of this Lease, Lessor may, on reasonable notice to Lessee (except that no notice need be given in case of emergency), cure such breach at the expense of Lessee and the reasonable amount of all expenses, including attorney's fees, incurred by Lessor in so doing (whether paid by Lessor or not) shall be deemed additional rent payable on demand.

16. Liens - Lessee shall not permit any mechanic's or materialmen's liens to be filed against the fee of the demised Premises or the building or against the Lessee's leasehold interest in the Premises by reason of work, labor, services or materials supplied

or claimed to have been supplied to the Lessee or anyone holding the Premises through or under the Lessee, whether prior or subsequent to the commencement of the term hereof. If any such mechanic's or materialmen's lien shall at any time be filed against the demised Premises or the building and Lessee shall fail to remove same within ten (10) days thereafter, it shall constitute a material breach of this Lease.

17. Time is of the Essence - Time is of the essence with respect to the performance of each of the covenants and agreements of this Lease.

18. Miscellaneous - The use of the neutral singular pronoun to refer to Lessor or Lessee shall be deemed a proper reference even though Lessor or Lessee may be an individual, a partnership, a corporation, a trust or a group of two or more individuals or corporations. The necessary grammatical changes required to make the provisions of this Lease apply in the plural sense when there is more than one Lessee and to either corporations, trusts, associations, partnerships, or individuals, males or females, shall in all instances be assumed as though in each case fully expressed.

IN WITNESS WHEREOF, the Lessor and Lessee have caused duplicate counterparts hereof to be duly executed and delivered on or as of the day and year first above written.

LESSOR

**GOVERNING BOARD OF THE
WARREN COUNTY EDUCATIONAL
SERVICE CENTER**

By _____
President

Dated: _____

By _____
Treasurer

Dated: _____

LESSEE

GREATER OHIO VIRTUAL SCHOOL

By _____
President

Dated: _____

By _____
Director

Dated: _____

EXHIBIT A



	FIRE	ALARM	EXIT TO ASSEMBLY AREA (Parking Lot)
	WEATHER ALERT	VOICE INSTRUCTIONS	GOTO DESIGNATED SAFE AREA - YELLOW AREAS ON THE MAP



Greater Ohio Virtual School

1879 Deerfield Road, Lebanon, OH 45036

Governing Board Meetings for 2026

Time: 2:00 PM

DATE	LOCATION	TYPE
January 20, 2026	WCESC Board Room	Regular and Organizational Business Meeting
February 17, 2026	WCESC Board Room	Regular Business Meeting
March 17, 2026	WCESC Board Room	Regular Business Meeting
April 14, 2026	WCESC Board Room	Regular Business Meeting
May 19, 2026	WCESC Board Room	Regular Business Meeting
June 16, 2026	WCESC Board Room	Regular Business Meeting
July 14, 2026	WCESC Board Room	Regular Business Meeting
August 18, 2026	Franklin Student Center	Regular Business Meeting
September 15, 2026	Franklin Student Center	Regular Business Meeting
October 20, 2026	Franklin Student Center	Regular Business Meeting
November 17, 2026	Franklin Student Center	Regular Business Meeting
December 15, 2026	Franklin Student Center	Regular Business Meeting

Meetings are generally scheduled for the 3rd Tuesday of each month.

Upon request to the Executive Director, the District shall make reasonable accommodation for a disabled person to be able to participate in this activity.

