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Board Cover Memorandum

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Jenine Lindsey, Interim General Counsel
Kelly Krag-Arnold, Director, Office of Charter Schools

Meeting Date September 27, 2023

Subject Proposition 51 Facilities Use Agreement and Memorandum of Understanding: Cox Academy

Ask of the Board Approval by the Board of Education of the Memorandum of Understanding between the State of California, Cox Academy, and Oakland Unified School District to tie together (a) the Funding Agreement by and between the State and Cox Academy, and (b) the Facilities Use Agreement between the District and Cox Academy.

Approval by the Board of Education of the Proposition 51 Facilities Use Agreement between the District and Cox Academy, for the lease of a portion of 9860 Sunnyside St, Oakland, CA 94603 from July 1, 2024 through June 30, 2028, with options to extend the FUA concurrent with the renewal of its charter petition, not to exceed a total duration of thirty-five years.

Background Cox Academy ("Cox"), a conversion charter school operated by Education for Change ("EFC"), has been located at the 9860 Sunnyside Street campus since it opened in the 2005-06 school year. Cox is in a lease with OUSD for its current space through the end of the 2024-25 school year. Cox shares the campus with REACH Academy, a District-operated school. Cox is authorized by the Alameda County Board of Education through June 30, 2028.

The Charter School Facilities Program ("CSFP"), which is administered by the California School Finance Authority and the Office of Public School Construction, makes state funds available to charter schools for the construction of new facilities on district property or rehabilitation of existing district facilities. The funding was approved by voters as part of Proposition 51 ("Prop. 51") in 2016. In order to receive the funds, the district and the charter school must enter into a three-party agreement ("Prop. 51 MOU") with the State prior to the construction of new facilities or rehabilitation of existing facilities. Under a Prop. 51 MOU, the district retains title to the facility.

On October 26, 2022, the State Allocation Board approved allocations for the final round of Proposition 51 funding. Cox was awarded rehabilitation funding of up to \$28,694,964 (which is half long-term loan and half grant from the California State Finance Authority). In order to use this funding for construction at the site, Cox must enter into a Prop 51 MOU and FUA with OUSD. Under the MOU and FUA, Cox will invest approximately \$28.69 million in facilities upgrades on the Cox portion of the site and become fully responsible for maintenance and repair costs for the Cox facilities during the duration of the FUA, and OUSD will retain ownership of the site.

The primary terms of the Facilities Use Agreement are as follows:

- Cox will receive a lease of the following duration: July 1, 2024 through June 30, 2028, with options to extend the FUA concurrent with the renewal of its charter petition, not to exceed a total duration of thirty-five years.
- Cox intends to remove some of their existing portables to create additional shared blacktop and play space for students at both schools. Cox will also pay an annual per square foot fee (on top of the annual rent) for any portables that are not removed.
- Cox intends to use Prop. 51 funds of approximately \$28.69 million to rehabilitate the existing facilities it occupies.
- Cox will cap enrollment at 550 students
- OUSD will be entitled to reclaim space from Cox if Cox's enrollment drops below 400 students.
- Cox will build a new playground for shared use of both schools.

The Memorandum of Understanding (“MOU”) is an agreement between the State of California, Cox Academy, and OUSD. As a requirement to receive Prop. 51 funding, this MOU must be approved by the District.

As stated on page 2 of the MOU, the intention of the MOU is to “tie together two (2) separate legal agreements: (i) a Funding Agreement by and between the State and the Charter School; and (ii) a Facilities Use Agreement by and between the School District and the Charter School.”

This MOU outlines the rules and conditions of Prop. 51 and the obligations of the charter school to the State. This MOU is the template language the State uses for all Prop 51 agreements. It is the same MOU language that the Board previously approved and signed for Achieve, Lazear, LPS R&D, and Aspire BMA.

Discussion

Cox occupies a portion of the site at 9860 Sunnyside St, Oakland, CA 94603 as a conversion charter school. As in all short-term leases for OUSD facilities, OUSD is currently responsible for major maintenance, capital improvements, and deferred maintenance at the campus. Based on the Jacobs study from 2017, the District will need to invest at least \$2.5 million to address critical building deficiencies (and possibly more than \$12.3 million) over the next few decades. If the MOU and FUA are approved by the Board, Cox will assume all maintenance and facilities costs for

the Cox Facilities for the duration of the lease, while OUSD will retain ownership of the site and hold the title to the rehabilitated project.

Fiscal Impact

Through Prop. 51, the charter school will be investing approximately \$28.69 million at 9860 Sunnyside St. The charter school will receive half of this money as a grant, and the other half as a loan to be paid back to the State over 30 years. The District will hold title to the increased value of this property.

The Facilities Use Agreement also includes a payment structure for facilities fees to be paid to the District. In addition to the annual 1% oversight fee, Cox will pay fees to the District according to the below schedule.

Term	Fees Paid for In-District Students	Fees Paid for Out-of-District Students (if >10% of enrollment)
Years 1-15	0.50% of revenue	0.95% of revenue
Years 16-25	0.75% of revenue	1.20% of revenue
Years 26-35	1.00% of revenue	1.45% of revenue

The MOU has no direct fiscal impact for the District, as the fiscal impact comes from the long-term lease. Signing this MOU allows the charter school to begin to draw down Prop 51 funds to use for the design and scoping of the renovation project.

Cox will assume all maintenance and other facilities costs for the facility for the duration of the FUA.

Attachment(s)

- Facilities Use Agreement
- Memorandum of Understanding

**CHARTER SCHOOL FACILITIES AGREEMENT
FOR A TERM OF July 1, 2024 through June 30, 2028**

THIS CHARTER SCHOOL FACILITIES AGREEMENT (hereinafter referred to as this “Agreement”) is made and entered into as of September 13, 2023 (hereinafter referred to as the “Date of this Agreement”), by and between the Oakland Unified School District, a California Public School district (hereinafter referred to as the “District”) and Education for Change, Inc., a California non-profit public benefit corporation (“EFC”) operating Cox Academy (the non-profit corporation and Cox Academy are hereinafter collectively referred to as “CHARTER SCHOOL,” except that the District and EFC agree and understand that any debts or other liabilities incurred under this Agreement can only be satisfied with the assets and insurance coverage of Cox Academy, and that the assets of any other charter school operated by EFC cannot be used for that purpose), for use of those certain facilities located at 9860 Sunnyside St., Oakland, CA 94603, as more fully specified and described in Exhibit “A” attached hereto (hereinafter referred to as “Site”).

RECITALS

WHEREAS, the District intends to provide facilities to the CHARTER SCHOOL, and the CHARTER SCHOOL intends to obtain its facilities from the District for the operation of Cox Academy in lieu of an allocation of facilities pursuant to California Proposition 39 (Education Code section 47614) and its implementing regulations (“Proposition 39”).

WHEREAS, the District has found that the CHARTER SCHOOL’s use and occupation of the Site as set forth herein in lieu of Proposition 39 are authorized under Education Code section 47614, as implemented by 5 C.C.R. section 11969.1(b), provides that “[i]f a charter school and a school district mutually agree to an alternative to specific compliance with any of the provisions of this article, nothing in this article shall prohibit implementation of that alternative.”

WHEREAS, the parties intend that CHARTER SCHOOL may make certain improvements to portions of the Site, as set forth more fully herein, with CHARTER SCHOOL bearing all the costs of making such improvements, except as expressly set forth herein, and bearing full responsibility for compliance with all legal requirements in the course of making such improvements.

NOW, THEREFORE, for and in consideration of the facilities use payments and of the covenants and agreements hereinafter set forth to be kept and performed by the CHARTER SCHOOL, the District hereby grants use to the CHARTER SCHOOL of the Site, subject to and upon all of the terms, covenants, and agreements hereinafter set forth. It is the intent of the parties that this written agreement supersede all previous facilities agreements, written or unwritten, related to the use and occupation of the Site by the CHARTER SCHOOL.

APPLICABILITY

This Agreement shall only relate to District’s provision of facilities for Cox Academy.

1. **SITE**

The CHARTER SCHOOL currently shares outdoor portions of the Site with a District-operated school (“Shared Space”) and has exclusive use of certain other portions of the Site (“Dedicated Space”) (including, without limitation, all improvements located thereon) located at 9860 Sunnyside St., Oakland, CA 94621 and set forth in **Exhibit “A”** hereto. However, the terms of Education Code section 17078.52 *et seq.* (“Proposition 51”), and the Charter School’s “Right to Make Improvements” under Section 3.D of this Agreement, shall only apply to the “Proposed Site Development Area” shown within **Exhibit A** hereto, and the facilities contained therein. **Nothing in this Agreement shall be construed to give the Charter School any rights conferred under the Charter School Facilities Program (Cal. Code Regs. Tit. 2, §§ 1859.160 et seq.) or Proposition 51 to, or any rights to make improvements to, any area outside of the Proposed Site Development Area.**

The District hereby grants to the CHARTER SCHOOL the right to joint use of the following spaces solely for the purposes to perform CHARTER SCHOOL’s activities on the terms and conditions set forth herein:

The CHARTER SCHOOL shall have shared use of the Shared Space throughout the Term of the Agreement, to be negotiated with the District-operated school at the Site. Each school will have proportional access to the Shared Space based on its projected enrollment for the then-current school year, the schedule for which shall be negotiated between the two schools prior to the start of each school year; provided, however, that neither the District-operated school, nor CHARTER SCHOOL, shall ever have their access restricted to less than 35% of the time to the Shared Space.

District shall not be liable for any personal injury suffered by CHARTER SCHOOL or CHARTER SCHOOL’s students, employees, agents, visitors, invitees and guests, except where such damage is caused by the District’s gross negligence or intentional misconduct. CHARTER SCHOOL acknowledges that District has not made and is not making any warranties whatsoever with respect to parking, or the availability of parking at the Site.

2. **TERM**

Prior to and during construction of the Eligible Improvements, as defined below, CHARTER SCHOOL shall have exclusive use and occupation of the Dedicated Space set forth in Exhibit “A,” as well as a non-exclusive use of the Shared Space, as negotiated between CHARTER SCHOOL and the District-operated school located on the Site. Immediately upon the completion of the Eligible Improvements, CHARTER SCHOOL shall occupy the newly constructed Eligible Improvements and any other Dedicated and Shared Spaces identified in Exhibit A for Charter School’s occupancy after completion of the Eligible Improvements. These Eligible Improvements shall be included in the Site for the remainder of this Agreement.

The term of this Agreement shall align with the current charter term for Cox Academy, commencing on July 1, 2024 and ending on June 30, 2028, subject to earlier termination as set forth in this Agreement (“Initial Term”). Should the State legislation extend the current charter term, the Initial Term will also extend to match the expiration of that term. The CHARTER SCHOOL shall

also have the right to extend the Term of this Agreement concurrent with renewal of its charter petition (“Extension”), and each renewal of this Agreement shall be for the length of that concurrent charter term (each extension shall be an “Extension Term”, and the Initial Term and Extension Term(s) together are referred to as the “Term”). Should the State legislation extend any of the charter terms during an Extension Term, the then-current Extension Term will also extend to match the expiration of that term. The Charter School will exercise each Extension Term by giving the District written notification of its desire to do so no later than July 1 of the last fiscal year of the term preceding the applicable Extension Term. In no case shall the Term of the Agreement, as extended by Extensions, or otherwise, exceed thirty-five years. If the last Extension exercised by CHARTER SCHOOL would extend the Term beyond thirty five (35) years, the Term of this Agreement shall terminate on June 30, 2059. At the time CHARTER SCHOOL gives the District its written notification to exercise one of the Extension Terms, the District or CHARTER SCHOOL may indicate its desire to meet and confer regarding the potential renegotiation of the terms of this Agreement and the parties shall meet and confer in good faith regarding whether there are revisions to terms of the Agreement that both Parties agree to. If both parties agree to revisions to the terms of the Agreement, the parties shall execute an amendment to this Agreement memorializing same.

This Agreement terminates automatically if CHARTER SCHOOL’s program ceases to operate after a revocation, nonrenewal or surrender of CHARTER SCHOOL’s charter, and all statutory, administrative, and non-judicial appeals have been exhausted. CHARTER SCHOOL shall quit the Site and Proposed Site Development Area and remove its possessions therefrom as of the effective date of termination, or upon the expiration of this Agreement, whichever is earlier. CHARTER SCHOOL shall have no obligations under this Agreement as of the effective date of the termination, except for those obligations set forth herein, and except for those obligations that expressly or impliedly survive the termination of this Agreement.

Upon timely notice to the District that the CHARTER SCHOOL wishes to exercise an Extension, CHARTER SCHOOL shall contact the District to request a meeting with the District Superintendent or his/her designee to discuss whether the parties desire to amend any terms of this Agreement pursuant to the terms of this Section. In the alternative, CHARTER SCHOOL may make a Proposition 39 request for facilities for the year following the earlier termination or expiration of the Agreement.

The District and CHARTER SCHOOL shall, upon mutual written agreement, execute an amendment to this Agreement to include any terms specifically required by the California School Finance Authority or Office of Public School Construction as a condition of Charter School’s receipt of funding under Charter School Facilities Program (Proposition 51) for the construction or rehabilitation of facilities during the Term of this Agreement.

3. **CHARTER SCHOOL’S OBLIGATIONS**

A. Rent

In recognition of the substantial financial commitment that CHARTER SCHOOL is making to improve the District’s asset, as well as the long-term debt being incurred by the

CHARTER SCHOOL for same, the CHARTER SCHOOL shall pay an additional yearly fee pursuant to Education Code Section 47613(b), in addition to the oversight fee charged by District pursuant to Education Code Section 47613(a), as occasionally amended, which is currently set at 1%, payable to the District's general fund.

For Year 1 of the Term through the school year that CHARTER SCHOOL's loan repayment for the Proposition 51 funds received by CHARTER SCHOOL in order to accomplish the Project, as defined below, commences with the State ("Term of Initial Payment"), the CHARTER SCHOOL will pay the District's pro rata fee amount, based on the 2023-2024 Year square footage, as determined pursuant to Proposition 39 and as that pro rata fee amount is calculated on a school year to school year basis. CHARTER SCHOOL shall pay the pro rata fee consistent with the District's then-current method of calculating and charging such fees in compliance with Prop. 39, which practice is currently to charge pro rata share fees based solely on the building square footage of the Site and excluding any outdoor space.

After the Term of Initial Payment is over, for all enrollment attending the CHARTER SCHOOL at the Site, CHARTER SCHOOL shall pay the following facilities use fee for the square footage of the Dedicated Space and proportional use of the Shared Space on a yearly basis in addition to the oversight fee charged by District pursuant to Education Code Section 47613(a), as occasionally amended:

1. For the school year following expiration of the CHARTER SCHOOL's obligation to pay the District's pro-rata fee, as described above, through Year 15 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 0.5% of CHARTER SCHOOL's yearly revenue, as defined in Education Code Section 47613(b) and (f).
2. For Years 16-25 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 0.75%.
3. For Years 26-35 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 1%.

For any school year in which the percentage of out of District students enrolled at the CHARTER SCHOOL is greater than ten percent (10%), for all out of District enrollment attending the CHARTER SCHOOL, the CHARTER SCHOOL shall, instead of the yearly fee schedule described in 3.A.1 through 3.A.3, pay the following facilities use fee for the Dedicated Space and proportional use of the Shared Space on a yearly basis in addition to the oversight fee charged by DISTRICT pursuant to Education Code Section 47613(a) and all other applicable law, and the facilities use fee described in 3.A.1 through 3.A.3 will be paid for in-district students:

4. For the school year following expiration of the CHARTER SCHOOL's obligation to pay the District's pro-rata fee, as described above, through Year 15 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the

amount of 0.95% of CHARTER SCHOOL's yearly revenue, as defined in Education Code Section 47613(b) and (f).

5. For Years 16-25 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 1.2%.
6. For Years 26-30 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 1.45%.

After the CHARTER SCHOOL commences occupancy of the Project, the CHARTER SCHOOL will also pay a Portable Fee. The Portable Fee will be the square footage of the area of Exhibit A to this Agreement that is labeled as "Proposed Site Development Area - that will revert to Shared Space if buildings are permanently removed" that is covered by a building multiplied by two dollars (\$2.00) per square foot per year. The dollar per square foot rate shall increase by three percent (3%) per school year.

B. Notwithstanding the above, and instead of the facilities use fees specified under sections 3.A.1 through 3.A.6, after the CHARTER SCHOOL has repaid its debt to the State of California through the Charter School Facilities Program through the remainder of the Term, the CHARTER SCHOOL shall pay a yearly facilities use fee of 2% for all in-District enrollment attending the CHARTER SCHOOL, and 2.45% for all out-of-District enrollment attending the CHARTER SCHOOL.

C. The payments described in Paragraph 3.A and Paragraph 3.B shall be made in quarterly installments payable upon invoice by the District. If any of the payments described in Paragraph 3.A and Paragraph 3.B is made more than fifteen (15) days late, District shall notify the CHARTER SCHOOL and may assess a late fee of 1% (one percent) of the installment payment due and interest shall accrue after the installment payment is thirty (30) days late at the rate of 5% (five percent) per annum. The payment of late fees and/or interest shall not by itself excuse or cure any default by CHARTER SCHOOL, and shall not estop the District from commencing legal action to regain possession of the facilities based on default by CHARTER SCHOOL under Section 11 of this Agreement.

D. CHARTER SCHOOL's Right to Make Improvements on the Proposed Site Development Area.

1. CHARTER SCHOOL shall have the right and obligation, with the exceptions set forth herein, to make some or all of the improvements set forth in Exhibit B (collectively the improvements are referred to as the "Eligible Improvements," and construction of some or all of the improvements is referred to as the "Project") only on the Proposed Site Development Area at its own expense and using Proposition 51 funds.

Notwithstanding the foregoing, unless the CHARTER SCHOOL terminates this Agreement pursuant to section 3.D.2, the CHARTER SCHOOL agrees that it will expend Proposition

51 funds in the amount of no less than 10 million dollars (\$10,000,000.00) to complete the Project.

2. At any time within the first five (5) years of this Agreement, CHARTER SCHOOL at its option, and without any penalties, damages or other compensation to the District, may abandon or elect not to proceed with the Project if CHARTER SCHOOL is unable to obtain approval for Proposition 51 funding, and alternate financing is not available on terms acceptable to both Parties, or CHARTER SCHOOL has reasonably determined that the Project is not feasible, in which case the Term of this Agreement shall automatically terminate on June 30 of the following fiscal year. If the CHARTER SCHOOL elects to abandon or not to proceed with the Project, the CHARTER SCHOOL may submit a request for Proposition 39 facilities during the school year that begins in the fall as per the Proposition 39 implementing regulations for an allocation of facilities from the District for the following school year, if the CHARTER SCHOOL has submitted a timely Proposition 39 request for facilities, and CHARTER SCHOOL shall continue to occupy its space on the Site until it occupies its allocated space under Proposition 39. The Eligible Improvements, if made, shall become the property of the District at the end of the Term of this Agreement (including any options or mutually agreed-to extensions).

3. All improvements, including Eligible Improvements, are subject to the following procedures and requirements:

a. CHARTER SCHOOL must bear financial responsibility for all improvements, and must hold the District harmless for claims for payment by any contractors, subcontractors or other parties, as well as any liens assessed as result of work performed. CHARTER SCHOOL agrees to defend and indemnify the District against any claims arising out of or related to performance of the work related to the improvements, subject to Section 8 (“Indemnification”) of this Agreement CHARTER SCHOOL agrees to bear responsibility for paying for and performing any required unanticipated upgrades related to disability access triggered by the performance of any work done by CHARTER SCHOOL.

b. CHARTER SCHOOL must follow all applicable procurement laws with respect to the Eligible Improvements; issue requests for proposals for all projects to obtain competitive pricing ; adhere to prevailing wage laws; and shall make best efforts to comply with the local hiring requirements in accordance with District Administrative Regulation and Board Policy 7115 (“Capital Program / Construction Related Local, Small Local and Small Local Resident Business Enterprise Program, and Board Policy”); and adhere to all applicable minimum wage requirements.

c. CHARTER SCHOOL’s contractors shall be duly licensed in the State of California.

d. The District reserves the right to review CHARTER SCHOOL’s selection of contractors. Contract prices are subject to District approval, which shall not be unreasonably withheld. Contractors retained by CHARTER SCHOOL with respect to the construction or installation of improvements shall be fully licensed and bonded as required by law and must maintain levels of casualty, liability and workers’ compensation insurance and performance and payment bonds consistent with District construction requirements. The District shall be named as an additional insured on any applicable insurance policies and bonds. CHARTER SCHOOL shall bear full responsibility

for ensuring that the construction or installation of improvements shall be performed in a sound and workmanlike manner, in compliance with all laws applicable to public schools including building codes and prevailing wage laws.

e. The CHARTER SCHOOL agrees to provide a copy of documentation related to the work, including requests for proposals, bids/proposals, schematic designs, specifications, work plans, work schedules, change orders, etc.

f. All work performed, including designs (if applicable), specifications, work plans and work schedules, and/or amendments to any of these, are subject to the District's prior approval, which may not be unreasonably withheld if the work performed consists of the Accessibility and Safety Improvements (as defined in Exhibit B), and is located within the Proposed Site Development Area contemplated in Exhibit A, and upon approval, District shall be granted the right to periodic inspection upon District's request; provided, however, that District has the sole discretion to reject the proposed work if the CHARTER SCHOOL's proposed work shall have a material negative impact on the District program located on the Site. CHARTER SCHOOL shall comply with all DISTRICT facilities design standards to the extent reasonably feasible and as required by the Division of State Architect ("DSA"). Every contract for work shall include a provision for liquidated damages based on any delay in completion. Scheduling of work, including the work for the Eligible Improvements, shall be coordinated with and agreed to in advance by the District in order to minimize disruptions or interference with school operations or activities at the Site to the maximum extent feasible. If the work is not timely completed in accordance with the approved work schedule, CHARTER SCHOOL shall pursue liquidated damages pursuant to the contract and will remit fifty percent (50%) of any liquidated damages received by CHARTER SCHOOL to the District.

g. CHARTER SCHOOL shall provide and pay for project management for all work performed, subject to compliance and progress reports to the District as requested by the District.

h. CHARTER SCHOOL shall bear the exclusive responsibility, and bear the exclusive cost for, full compliance with any and all improvements or modifications made under this Agreement with all legal requirements, including but not limited to the Field Act (Education Code section 17280 et seq.); all requirements of DSA; any other applicable Building Code requirements; the California Environmental Quality Act (Government Code section 21000 et seq.) ("CEQA"); Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 and applicable State law governing access to facilities; and any applicable federal, local and state requirements governing building construction, building occupancy, fire safety, food storage and preparation. Notwithstanding the foregoing, District assumes full responsibility for all DSA tickets that were open as of the date the Agreement was executed.

i. CHARTER SCHOOL shall be responsible for maintaining required fire and smoke detection/alarm systems and all telephone and data communication lines.

j. CHARTER SCHOOL shall pay its proportionate share (based on building square footage) of all utilities charges for the Site. For purposes of this Agreement, utilities include water, irrigation, gas, electricity, trash pick-up, and sewage fees. The District shall furnish the

utilities that provide for heating, ventilation and air-conditioning, gas, electricity, water, and sewer, except that CHARTER SCHOOL will furnish its own telephone service, data and communication lines and service, and fire alarm and interior and exterior Site security services. District shall invoice the CHARTER SCHOOL for its proportional share of utilities costs. CHARTER SCHOOL shall make payment to reimburse the District within thirty (30) days of receipt of an invoice.

CHARTER SCHOOL agrees that the District shall not be liable for damages, by abatement of rent or otherwise, for the discontinuance, failure or interruption of any utility or other service (including telephone and telecommunication services), or for any diminution in the quality or quantity thereof; and such discontinuance, failure or interruption shall never be deemed to constitute an eviction or disturbance of CHARTER SCHOOL's use and possession of the Site or Proposed Site Development Area or relieve CHARTER SCHOOL from paying rent or other fees, costs or other amounts due and owing under this Agreement.

k. CHARTER SCHOOL shall pay any assessment on the Site, including any improvements which CHARTER SCHOOL constructs or causes to be constructed under this Agreement, whether real estate, general, special, ordinary or extraordinary, or rental levy or tax, improvement bond, and/or fee imposed upon or levied against the Site or CHARTER SCHOOL's legal or equitable interest created by this Agreement, and the taxes assessed against and levied upon CHARTER SCHOOL's alterations and utility installations that may be imposed by any authority having the direct or indirect power to tax and where the funds are generated with reference to the Site address and where the proceeds so generated are applied by the city, county or other local taxing authority having jurisdiction. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

l. Subject to and in accordance with Section 8 of this Agreement, CHARTER SCHOOL agrees to defend and indemnify the District against any and all claims arising out of any and all improvements that it makes under this Agreement in accordance with Section 8 ("Indemnification") of this Agreement.

m. Section 6.B of this Agreement ("Alterations and Additions") shall apply to any and all improvements performed by CHARTER SCHOOL under this Agreement, provided that if there is a conflict between Section 6.B and this Section 3.D, the provisions of this Section 3.D shall prevail.

n. CHARTER SCHOOL shall keep the Site and Proposed Site Development Area and any facilities built thereon free from any liens arising out of any work performed, materials furnished or obligations incurred by or on behalf of CHARTER SCHOOL. Notwithstanding anything stated herein to the contrary, if CHARTER SCHOOL fails to promptly release and remove any such lien, District, at its sole option, may immediately (but shall not be obligated to) take all action necessary to release and remove such lien, without any duty to investigate the validity thereof, and all sums, costs and expenses, including reasonable attorneys' fees and costs, incurred by District in connection with such lien shall be immediately due and payable by CHARTER SCHOOL.

o. CHARTER SCHOOL shall not uninstall or remove any fixtures or improvements made at the Proposed Site Development Area or Site, if such removal or de-installation will materially adversely affect the structure of any of the Buildings, without prior written approval of the District.

p. CHARTER SCHOOL may only make improvements to facilities within the Proposed Site Development Area. CHARTER SCHOOL shall be expressly prohibited from making alterations, additions, improvements, or modifications not exclusively contained within CHARTER SCHOOL's Proposed Site Development Area. Notwithstanding the foregoing, District acknowledges and agrees that certain improvements may be required to the road owned by the City of Oakland, and the District agrees to reasonably cooperate with CHARTER SCHOOL to obtain any approvals required with respect to such improvements, all in accordance with Section 3.D.3 of this Agreement.

q. CHARTER SCHOOL acknowledges that the District holds title to the Site, the Proposed Site Development Area, and all existing facilities, structures, fixtures, and appurtenances thereto. The District shall hold title to any Eligible Improvements made by CHARTER SCHOOL, including but not limited to those that are constructed with Proposition 51 funds. All Eligible Improvements at the expiration or earlier termination of the Term of this Agreement, or any options or mutually agreed to extensions, shall become District's property. Except as set forth herein with respect to the Eligible Improvements, CHARTER SCHOOL expressly waives any liens, encumbrances, rights in equity, or any other claim of ownership or title thereto based upon any improvements made by CHARTER SCHOOL.

r. Within 30 days of the completion of work, CHARTER SCHOOL shall cause a Notice of Completion to be recorded in the office of the Recorder of Alameda County in accordance with Section 3093 of the Civil Code of the State of California or any successor statute, and CHARTER SCHOOL shall deliver to the District within 30 days of the recordation of the Notice of Completion a reproducible copy of the "as built" drawings, which will be prepared by the architect to include the initial drawings stamped by the California Division of State Architect plus any subsequent field changes, plus any subsequent approvals from the California Division of State Architect, if applicable.

s. Except as specifically agreed upon between the District and CHARTER SCHOOL pursuant to this Agreement, CHARTER SCHOOL shall not construct any alterations, additions, or improvements on the Site or the Proposed Site Development Area that would cause an increase in the Site's and/or the Proposed Site Development Area's capacity. "Capacity" for purposes of this section shall be calculated in accordance with Education Code section 17071.10, et seq., except that the assumed capacity of each teaching station as referenced in section 17071.10(a)(2)(A) shall be calculated using 33.5 pupils for each teaching station used for transitional kindergarten, kindergarten or grades TK to 5, inclusive, and all portable classrooms shall be considered "permanent teaching stations" in the calculation of capacity for purposes of this Agreement. Notwithstanding the above, and subject to all other terms of this Agreement, CHARTER SCHOOL may construct additional facilities for uses other than as general education classrooms (including but not limited to an outdoor play structure that is shared with the District-operated school at the site, special education spaces,

resource or other support spaces, library or computer lab space, administrative space, or space for pre-kindergarten) if permitted by the District in writing, which permission may not be unreasonably withheld subject to those limitations identified in paragraph 3.D.3.f above.

4. Approvals. CHARTER SCHOOL shall submit all requests for approval under this Section 3.D.4 to the Office of the General Counsel by email. District shall respond to the request for approval within ten (10) business days. If District fails to respond to the request for approval within ten (10) business days, a District employee with the approval authority will attend a meeting or conduct a conference call with CHARTER SCHOOL within five (5) business days after expiration of the above ten-day period to review and approve, or disapprove, the requests.

5. Compliance with California Environmental Quality Act. District agrees to act as “lead agency” for any required compliance with the California Environmental Quality Act (Pub. Resources Code, §§ 21000, et seq., Cal. Code Regs., tit. 14, §§ 15000, et seq. (“CEQA”), including any determination that the Project qualifies for an exemption from CEQA, using all appropriate and necessary documents, which will be prepared by CHARTER SCHOOL or its consultants. District shall retain authority over review and approval of such documents, and shall not be responsible or liable for errors in and/or omissions from such documents by CHARTER SCHOOL or its consultants. CHARTER SCHOOL agrees to enter into a reimbursement agreement with the District, if necessary, and fund all reasonable costs of third party professionals and consultants necessary to comply with CEQA. In the event of any legal challenge to the Project under CEQA, District agrees to tender its defense of such challenge to CHARTER SCHOOL and to cooperate promptly thereafter as requested by CHARTER SCHOOL. Except where caused by the District’s negligence or misconduct, CHARTER SCHOOL agrees to indemnify, defend by counsel approved by the District in writing (such approval not being unreasonably withheld or delayed), and hold harmless the District, its employees, officers, governing board and members thereof, agents, and representatives, from and against any claims, liabilities, losses, costs, or damages arising out of or resulting from any claim or contention arising out of this Agreement, or CHARTER SCHOOL’s use of the Site or construction of any Eligible Improvements or alterations thereon, including but not limited to, any third party challenge or contention based on CEQA.

6. District Cooperation. District will reasonably and timely cooperate with CHARTER SCHOOL in connection with the processing by District of all third party and governmental approvals and permits required in order to construct the Eligible Improvements; provided, that such cooperation does not obligate the District to incur any costs, and any costs to process any third party or governmental approvals and permits shall be borne solely by CHARTER SCHOOL. District acknowledges that District’s agreement to provide such cooperation is a material inducement to CHARTER SCHOOL’s agreement to enter into this Agreement and that such cooperation shall include timely, reasonable, and prompt actions as may be reasonably required to enable CHARTER SCHOOL to process such approvals and permits. Such cooperation shall include, without limitation, executing, as may be requested by any governmental authority having jurisdiction over the Site or Proposed Site Development Area, applications, permits or approvals required for the construction of the Eligible Improvements. In addition, after completion of the Project, if CHARTER SCHOOL uses non-Prop. 51 funds to construct additional facilities on the Site or Proposed Site Development Area with the District’s approval pursuant to Section 6.B, at CHARTER SCHOOL’s request, the District and CHARTER SCHOOL will meet and confer to amend this Agreement confirming that Prop. 51 funds

were not used to perform the improvements, in a form that will enable the CHARTER SCHOOL to receive rent or lease reimbursements through the Charter School Facility Grant Program. In addition, if the CHARTER SCHOOL elects to seek reimbursement through the Charter School Facilities Incentive Grant Program, the District will, at no cost to the District, cooperate with the CHARTER SCHOOL in providing any documentation related to this Agreement to enable the CHARTER SCHOOL to apply for and confirm eligibility for the CSFIG.

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4. USE

A. Independence of Operation. District acknowledges that CHARTER SCHOOL is governed by CHARTER SCHOOL's own board of directors, which has the sole responsibility for determining the policies and operations of CHARTER SCHOOL in accordance with its charter.

B. Use. The facilities on the Site and Proposed Site Development Area shall be used and occupied by CHARTER SCHOOL for the sole purpose of operating a California public charter school and all its related school activities and for no other purpose without the prior written consent of District, except that the District acknowledges and agrees that one of the classrooms on the Site may continue to be used as a health clinic benefitting its students, operated by CHARTER SCHOOL or a third party approved by the District, which shall not be unreasonably withheld, for the Term. In addition, the District acknowledges and agrees that the CHARTER SCHOOL currently uses one of its classrooms as a Family Resource Center ("FRC") for its families, and that it may continue to do so (operated by a third party or the CHARTER SCHOOL) for the Term. CHARTER SCHOOL's compliance with the provisions of the Civic Center Act (Education Code Section 38131, et seq.) in making use of the Site and Proposed Site Development Area accessible to members of the community shall be included in the permissible uses of the Site and Proposed Site Development Area under this Agreement. CHARTER SCHOOL ACKNOWLEDGES AND AGREES (I) THAT, EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH HEREIN, IN ENTERING INTO THIS AGREEMENT, THE CHARTER SCHOOL HAS NOT RELIED ON ANY REPRESENTATION, STATEMENT, OR WARRANTY BY DISTRICT, OR ANYONE ACTING FOR OR ON BEHALF OF DISTRICT, AND THAT ALL MATTERS CONCERNING THE SITE AND PROPOSED SITE DEVELOPMENT AREA HAVE BEEN INDEPENDENTLY VERIFIED BY CHARTER SCHOOL; (II) THAT CHARTER SCHOOL IS TAKING/CONTINUING POSSESSION OF THE SITE AND PROPOSED SITE DEVELOPMENT AREA BASED ON ITS OWN INSPECTION AND EXAMINATION THEREOF AND ON AN "AS IS" BASIS; AND (III) THAT DISTRICT MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE WITH RESPECT TO THE SITE AND PROPOSED SITE DEVELOPMENT AREA.

C. Restrictions. CHARTER SCHOOL shall have no rights to the air above or the subjacent terrain below any area of the Site or Proposed Site Development Area outside of CHARTER SCHOOL's Site or Proposed Site Development Area.

D. Uses Prohibited.

1. CHARTER SCHOOL shall not do or permit anything to be done in or about the Site or Proposed Site Development Area nor bring or keep anything therein which would fall under an exclusion from coverage or cause a cancellation of any insurance policy covering said Site or Proposed Site Development Area or any part thereof or any of its contents, nor shall CHARTER SCHOOL sell or permit to be kept, used, or sold in or about said Site or Proposed Site Development Area any articles which may be prohibited by a standard form policy of fire insurance.

2. Neither party shall do or permit anything to be done in or about the Site or Proposed Site Development Area that will in any way obstruct or interfere with the rights of the other party or injure or annoy the other party or use or allow the Site or Proposed Site Development Area to be used for any unlawful or objectionable purpose nor shall either party cause, maintain or permit any nuisance in or about the Site or Proposed Site Development Area. Neither party shall not commit or suffer to be committed any waste in or upon the Site or Proposed Site Development Area.

3. CHARTER SCHOOL shall not use the Site or Proposed Site Development Area or permit anything to be done in or about the Site or Proposed Site Development Area that will in any way conflict with any applicable law, statute, ordinance or governmental rule, or regulation now in force or which may hereafter be enacted or promulgated, or with CHARTER SCHOOL's charter. CHARTER SCHOOL shall comply with District policies and/or procedures or practices regarding plant operations at the Site or Proposed Site Development Area. District will provide CHARTER SCHOOL with copies of all relevant written plant operations policies. District will provide any such written policies that are amended during the term of the Agreement.

E. No Increases in Enrollment. The Parties enter this Agreement with the intent to provide safe facilities to the CHARTER SCHOOL and to ensure that the CHARTER SCHOOL's facilities are safely occupied and not at over-capacity, as well as to ensure the safety of the District's students that are also housed at the shared Site. Therefore, the CHARTER SCHOOL will not exceed the enrollment of five-hundred and fifty (550) students.

F. Remedies for Overallocation of Facilities.

1. Once the Eligible Improvements are constructed and occupied by CHARTER SCHOOL students, if CHARTER SCHOOL's total enrollment at P-2 in any given year drops to less than 400 students, CHARTER SCHOOL shall make all excess space available to the DISTRICT for DISTRICT use, including for allocation to other charter schools pursuant to Prop. 39. For the purposes of this subdivision, any reclamation of facilities shall take place in the following school year. If this provision is triggered, for the following school year, the DISTRICT and CHARTER SCHOOL shall calculate the amount of space to be made available to the DISTRICT in the following year as follows:

a. The DISTRICT and CHARTER SCHOOL shall calculate the number of teaching stations, and the total square footage of specialized classroom and non-teaching station space, which the CHARTER SCHOOL would be entitled to pursuant to Title 5, California Code of Regulations Section 11969.3(a) and (b), using the CHARTER SCHOOL's P-2 ADA and the District's

P-2 ADA and comparison school usage information for that year (“Facility Entitlement”).

b. The DISTRICT and CHARTER SCHOOL shall compare the Facility Entitlement to the number of teaching stations, and the total square footage of specialized classroom and non-teaching station space allocated to CHARTER SCHOOL under this Agreement (“Facility Allocation”), and subtract the Facility Entitlement from the Facility Allocation (“Overallocation Facilities”).

c. The CHARTER SCHOOL shall be required to make available for DISTRICT use, including for allocation to other charter schools pursuant to Prop. 39, all teaching stations, and all specialized classroom and non-teaching station space square footage, that is 10% above the Overallocation Facilities. As an example but not a limitation, if the DISTRICT and CHARTER SCHOOL determine that the Overallocation Facilities includes ten (10) teaching stations and 5,000 square feet of specialized classroom space, the DISTRICT shall be entitled to reclaim for its use nine (9) teaching stations and 4,500 square feet of specialized classroom space.

d. If the District elects to place another charter school on the Site, the co-located charter school shall pay the pro rata share for its use of the space, calculated pursuant to Title 5, California Code of Regulations Section 11969.7, directly to the CHARTER SCHOOL.

e. For the purposes of implementing this Overallocation provision, and for the purposes of determining whether an overallocation exists under this provision, the parties shall use all facilities occupied by the Charter School, whether or not they were subsidized by Proposition 51 funding. In the event that the District reclaims facilities under this provision, the District may only reclaim space that was not constructed or improved using Proposition 51 funding.

f. The CHARTER SCHOOL and the DISTRICT, and any co-located charter school if applicable, shall work together collaboratively to identify the facilities to be reclaimed with the goal of minimizing the disruption to both programs.

g. If the CHARTER SCHOOL’s total enrollment at P-2 in any subsequent year rises to over four hundred (400) students, the CHARTER SCHOOL shall be entitled to reclaim the space used by the DISTRICT for its use until and if its total enrollment at P-2 in any subsequent year again falls to less than four hundred (400) students, in which case the process set forth in this Section shall be triggered. It is the intent of the Parties that this analysis will be performed on a yearly basis, such that any reclamation of space by the DISTRICT shall be in one year increments.

G. Representations and Covenants. CHARTER SCHOOL represents and covenants that, as of the date hereof and during the entire term hereof:

1. Organization. It is and shall remain a California non-profit public benefit corporation, duly organized, qualified to do business and in good standing in California and any other jurisdiction where the nature of its operations require it to be so qualified.

2. Tax-Exempt Status. It has obtained, and shall maintain in full force and effect, all required approvals, consents and qualifications to be a not for profit entity under Section

501(c)(3) of the Internal Revenue Code and comparable provisions of California law.

3. Charter. It has obtained and shall maintain a valid charter to operate Cox Academy.

H. Student Discipline. The District and the CHARTER SCHOOL will collaborate to resolve any student disciplinary issues that involve students and/or the personal property of both the CHARTER SCHOOL and other District programs. The District shall otherwise have no responsibility as it relates to student discipline of CHARTER SCHOOL students.

5. **FURNISHINGS AND EQUIPMENT**. CHARTER SCHOOL shall be solely responsible for providing its own furnishings and equipment at its Site, except that all furnishing and equipment at the Site previously provided by the District shall not be removed by the District. District shall have no obligation to provide additional furnishings or equipment to CHARTER SCHOOL.

6. **MAINTENANCE AND REPAIRS; ALTERATIONS AND ADDITIONS**

A. Maintenance and Repairs. The ongoing daily operations and maintenance of the facilities and equipment on the Site is the responsibility of CHARTER SCHOOL. CHARTER SCHOOL and CHARTER SCHOOL's agents and employees shall observe and comply fully and faithfully with all policies, rules, and regulations adopted by the District for the maintenance, care, protection, and cleanliness, and operation of the Site (except where the District's practice is different from its policies, rules and regulations, in which case the CHARTER SCHOOL will comply with the District's practice), and the facilities, furnishings and equipment thereon, and shall comply with all applicable laws. CHARTER SCHOOL's students, visitors, and invitees shall observe and comply fully and faithfully with all policies, rules, and regulations adopted by the District for the use and care of the Site. The District will provide CHARTER SCHOOL with copies of all relevant written use, care, maintenance and operations policies. The District will provide any such written policies that are amended during the term of the Agreement.

B. Alterations and Additions.

1. CHARTER SCHOOL must obtain prior written consent of the Superintendent or their designee for any alterations, additions or improvements that exceed \$50,000 or that involve "major repair or replacement of plumbing, heating, air conditioning, electrical, roofing, and floor systems, the exterior and interior painting of school buildings, the inspection, sampling, and analysis of building materials to determine the presence of asbestos-containing materials, the encapsulation or removal of asbestos-containing materials, the inspection, identification, sampling, and analysis of building materials to determine the presence of lead-containing materials, the control, management, and removal of lead-containing materials" under Education Code section 17582. Alterations, additions, or improvements are defined as changes that would be deemed to be a "fixture" (in accordance with California Civil Code section 660) to the Site, Proposed Site Development Area, or any part thereof without obtaining the prior written consent of District. Civil Code section 660 defines a fixture as follows: "A thing is deemed to be affixed to land when it is attached to it by roots, as in the case of trees, vines, or shrubs; or imbedded in it, as in the

case of walls; or permanently resting upon it, as in the case of buildings; or permanently attached to what is thus permanent, as by means of cement, plaster, nails, bolts, or screws; except that for the purposes of sale, emblements, industrial growing crops and things attached to or forming part of the land, which are agreed to be severed before sale or under the contract of sale, shall be treated as goods and be governed by the provisions of the title of this code regulating the sales of goods.”

2. Consent for alterations, additions, or improvements may be withheld in District’s reasonable discretion, provided the proposed alterations, additions, or improvements are subject to the limitations identified in paragraph 3.D.3.f above. District also has the sole discretion to impose as a condition to the aforesaid consent any reasonable requirements the District may deem necessary, including but not limited to, the manner in which the work is done, a right of approval of the contractor by whom the work is to be performed, the times during which the work is to be accomplished, the manner in which the work is inspected, and the requirement that upon written request of District prior to the expiration or earlier termination of the Agreement, CHARTER SCHOOL will remove any and all alterations, additions or improvements installed by CHARTER SCHOOL pursuant to this provision, except for the Eligible Improvements, and only if such removal requirement is set forth in writing at the time of District’s approval of the addition, alteration or improvement to be removed. District reserves the right to require approval of all terms, including but not limited to construction schedule, work hours, and modifications, as well as requiring licensing and bonding of contractors (including performance and payment bonds covering 100% of contract price), as well as compliance with applicable prevailing wage laws in relation to public works projects, all required approvals shall not be unreasonably withheld. CHARTER SCHOOL agrees to name District as an intended third party beneficiary of any contract for the construction of alterations, additions, or improvements made by CHARTER SCHOOL.

3. CHARTER SCHOOL is encouraged to incorporate Collaborative for High- Performance Schools standards into the design of all improvements made under this Agreement and is encouraged to incorporate all editions of the California Green Building Standards Code. In addition to the public notice and participation requirement of CEQA, CHARTER SCHOOL agrees to use reasonable efforts to promote community knowledge and participation in the project and improvements described herein and to designate a community liaison for the project. In order to provide economic opportunity for residents and businesses and stimulate economic development, CHARTER SCHOOL shall make its best efforts to comply with District Administrative Regulation and Board Policy 7115 (“Capital Program / Construction Related Local, Small Local and Small Local Resident Business Enterprise Program, and Board Policy,” though it shall adopt a local hiring and local small business participation program, and agree to at least 25% local hiring/local business participation for all improvements under this Agreement. CHARTER SCHOOL is encouraged to incorporate all sustainability guidelines under the Division of the State Architect’s 7x7x7: Design Energy Water sustainability initiative.

4. All such alterations, additions or improvements that were permitted to be made consistent with Section 6.A and 6.B shall at the expiration or earlier termination of the Agreement become the property of District and remain upon and be surrendered with the Site, unless the District requests its removal as specified in Section 6.B above.

5. All articles of personal property owned by CHARTER SCHOOL or installed by CHARTER SCHOOL at its sole expense on the Site shall be and will remain the property of CHARTER SCHOOL and may be removed by CHARTER SCHOOL at any time during the Agreement Term.

6. CHARTER SCHOOL shall be allowed to post signs that identify its location and name on the Site in a manner that is customary and equivalent to what other District school sites have established, and subject to District's prior approval.

7. ENTRY BY DISTRICT

District reserves the right to enter CHARTER SCHOOL's Site and Proposed Site Development Area to inspect the same, to supply any service to be provided by District to CHARTER SCHOOL hereunder, to submit said Site and Proposed Site Development Area to prospective purchasers or future tenants to post notices of non-responsibility and "for lease" signs, providing always that the entrance to the Site and Proposed Site Development Area shall not be blocked thereby, and further providing that the business of CHARTER SCHOOL shall not be unreasonably interfered with. Except in an emergency or a situation involving a threat to health and safety, the District will provide the CHARTER SCHOOL with at least 24 hours notice prior to entering on the Site or Proposed Site Development Area, and shall comply with the CHARTER SCHOOL's visitor policies when entering upon the Site or Proposed Site Development Area. CHARTER SCHOOL hereby waives any claim for damages for any injury or inconvenience to or interference with CHARTER SCHOOL's business, any loss or occupancy or quiet enjoyment of the Site or Proposed Site Development Area. For each of the aforesaid purposes District shall at all times have and retain a key with which to unlock all of the doors in, upon and about the Site and Proposed Site Development Area, excluding CHARTER SCHOOL's vaults and safes, and District shall have the right to use any and all means which District may deem proper to open said doors in an emergency, in order to obtain entry to the Site and Proposed Site Development Area, and any entry to the Site and Proposed Site Development Area obtained by District by any of said means, or otherwise, shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into or a detainer of the Site and Proposed Site Development Area, or an eviction of CHARTER SCHOOL from the Site or any portion thereof.

8. INDEMNITY

A. CHARTER SCHOOL shall indemnify, hold harmless, and defend the District, its Board Members, trustees, officers, administrators, attorneys, volunteers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, loss, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site or Proposed Site Development Area after District delivers possession of the Site or Proposed Site Development Area to the CHARTER SCHOOL, arising from CHARTER SCHOOL's use of the Site or Proposed Site Development Area, from the conduct of its business or from any activity, work, or other things done, permitted or suffered by CHARTER SCHOOL in or about the Site or Proposed Site Development Area; provided, however, that CHARTER SCHOOL shall not have any obligation to indemnify, hold harmless or defend the District, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any

injury, death or damage to any person or property occurring in, on or about the Site resulting from or arising out of the negligence or misconduct of the District, its trustees, officers, employees and agents.

B. District shall indemnify, hold harmless, and defend CHARTER SCHOOL, its Board Members, trustees, officers, administrators, attorneys, volunteers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, loss, expenses and costs related to or resulting from or arising from District's negligence or misconduct in connection with the conduct of its business or from District's negligence or misconduct in connection with the any activity, work, or other things done, permitted or suffered by District, its trustees, officers, employees and agents in or about the Site or Proposed Site Development Area; provided, however, that District shall not have any obligation to indemnify, hold harmless or defend the CHARTER SCHOOL, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site or Proposed Site Development Area resulting from or arising out of the negligence or misconduct of the CHARTER SCHOOL, its trustees, officers, employees and agents.

9. INSURANCE

Without in any way limiting Charter School's liability pursuant to the "Indemnification" section of this Agreement, CHARTER SCHOOL shall procure and maintain during the full term of this Agreement the following insurance amounts and coverage:

A. CHARTER SCHOOL'S Coverage. CHARTER SCHOOL will obtain its own insurance coverage and supply District certificates of insurance, with proof of insurance of at least the types and amounts recommended by the District's insurer based upon the standard coverage for a school of similar size and location, as follows:

1. Property insurance for the full replacement value of the Eligible Improvements.
2. Comprehensive or commercial general liability insurance with limits not less than Ten Million Dollars (\$10,000,000) each occurrence and \$20,000,000 (twenty million dollars) in the aggregate for bodily injury and property damage, which limits may be increased by three percent (3%) each year following the expiration of the Initial Term.
3. Comprehensive or Business Automobile Liability Insurance with limits not less than Two Million Dollars (\$2,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage including coverage for Owned, Non-owned and Hired Vehicles, as applicable. District reserves the right to require CHARTER SCHOOL to maintain limits required of other tenants on District property.

4. Workers' Compensation as required by law, with Employer's Liability limits not less than One Million Dollars (\$1,000,000) each.
5. Professional Liability (Errors and Omissions or Directors and Officers) Insurance with limits not less than Two Million Dollars (\$2,000,000) each occurrence.
6. Crime coverage for losses resulting from employee dishonesty naming the District as a loss payee with limits of no less than \$1,000,000 (one million dollars) per occurrence. Such coverage should be primary and noncontributory to any other coverage available to the District with respect to claims arising out of Charter School's performance under this Agreement.
7. If any policies are written on a claims-made form, CHARTER SCHOOL agrees to maintain such insurance continuously in force for three years following termination or revocation or termination of the Charter or extend the period for reporting claims for three years following the termination or revocation of the Charter to the effect that occurrences which take place during this time frame shall be insured. CHARTER SCHOOL shall be responsible, at its sole expense, for separately insuring its personal property.
8. CHARTER SCHOOL shall add the District as a named additional insured on its insurance policies related to the Site and Proposed Site Development Area, or those potentially covering any risk arising out of CHARTER SCHOOL's improvement of the Site and Proposed Site Development Area under this Agreement, to the extent permissible, and shall provide the District with certificates of insurance and endorsement page no later than 30 days prior to the commencement of instruction.

CHARTER SCHOOL bears exclusive responsibility for procuring insurance with respect to the improvements set forth in Section 3.D of this Agreement, including but not limited to liability, automotive, workers compensation, professional liability, and property insurance for any and all personal property and structures erected by the CHARTER SCHOOL.

B. District's Coverage. The District shall maintain the same levels of insurance on the Site (except for the Eligible Improvements) as it would maintain on the Site if it was an existing District school. The District is permissibly self-insured for all losses pursuant to California Education Code Section 17566. The District's election in this regard is sufficient to satisfy any and all legal obligations that require it to provide evidence of liability or property damage.

10. ASSIGNMENT AND SUBLETTING

A. CHARTER SCHOOL may not assign its rights or sublet any portion of the Site or Proposed Site Development Area without the written consent of the District. CHARTER SCHOOL shall not have the right to assign, mortgage, pledge, hypothecate, encumber, or permit any lien to

attach to, or otherwise transfer, this Agreement or any interest hereunder, permit any assignment, or other transfer of this Agreement or any interest hereunder by operation of law, sublet the Site or any portion or improvements or any part thereof, or otherwise permit the occupancy or use of the Site or Proposed Site Development Area or improvements or any part thereof by any persons other than CHARTER SCHOOL and its employees and contractors (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"), without first procuring the written consent of the District. Any Transfer made without the prior written consent of the District shall be null, void and of no effect, and shall constitute a default by CHARTER SCHOOL under this Agreement. Any Transferee approved by the District shall agree at all times to comply with the terms of this Agreement, including, without limitation, the continuous use of the Site or Proposed Site Development Area for the purposes set forth in this Agreement. Notwithstanding anything in this Section to the contrary, (i) CHARTER SCHOOL shall have the right to enter into license or concession agreements for the provision of services or goods to the students of CHARTER SCHOOL and/or to the educational programs operated by CHARTER SCHOOL, and (ii) CHARTER SCHOOL shall only have the right to assign this Agreement and all of its rights with respect to the Site and Proposed Site Development Area to an affiliate of CHARTER SCHOOL, in each case under clause (i) and (ii) above (A) with the consent of the District and (B) such license or concession agreement or assignment to an affiliate shall not be deemed a Transfer to the extent necessary to obtain funding under the Charter School Facility Grant program under Education Code section 47614.5. CHARTER SCHOOL shall receive approval of any such assignment from the DISTRICT either through a written amendment to this Agreement or a material revision to its Charter, which shall not be unreasonably withheld or delayed.

B. Although CHARTER SCHOOL shall have the exclusive use of the Dedicated Space and Proposed Site Development Area as provided for in this Agreement, CHARTER SCHOOL agrees to comply with the provisions of the Civic Center Act (Education Code section 38131 et seq.) in making use of the facilities accessible to members of the community. For purposes of compliance with the Civic Center Act with respect to the Site and Proposed Site Development Area, the CHARTER SCHOOL shall hold the same powers and obligations applicable to School District Boards of Trustees under Education Code sections 38130-38139.

11. DEFAULT; REMEDIES

A. Default. The occurrence of any of the following shall constitute a default and breach of this Agreement by CHARTER SCHOOL:

1. Any failure by CHARTER SCHOOL to make payments required to be paid hereunder, where such failure continues for thirty (30) days after receiving written notice of the failure to make payment.

2. Any failure by CHARTER SCHOOL to use and occupy the Site or Proposed Site Development Area for the operation of a charter school as required by this Agreement and/or the authorized charter petition. Notwithstanding the foregoing, the Parties acknowledge that Clinica de la Raza currently operates a health clinic on the Site, and that use of one of the classrooms as a health clinic, either operated by a third party or the CHARTER SCHOOL pursuant to Paragraph

4(B), is an approved use of the Site and Proposed Site Development Area.

3. Any failure by CHARTER SCHOOL to maintain insurance on the Site or Proposed Site Development Area as outlined herein or to provide evidence of insurance as required by this Agreement, and where the failure continues for thirty (30) days after receiving written notice of the failure to make payment or cancellation of insurance.

4. Any failure by CHARTER SCHOOL to observe and perform any other provision of this Agreement to be observed or performed by CHARTER SCHOOL, where such failure continues for thirty (30) days after receipt of written notice thereof by District to CHARTER SCHOOL, unless, however, the nature of the default is such that the same cannot reasonably be cured within said thirty (30) day period. CHARTER SCHOOL shall not be deemed to be in default if CHARTER SCHOOL shall within the thirty (30) day period commence such cure, and by determination of the District, diligently prosecute the cure to completion. In the event that the District has to issue written notice to CHARTER SCHOOL for violation of the same material obligation or provision of this Agreement on three or more occasions in the same fiscal year, the District may commence legal proceedings to terminate this Agreement, or take any other remedy provided in this Agreement, without the necessity of providing written notice to CHARTER SCHOOL.

5. The making by CHARTER SCHOOL of any general assignment or general arrangement for the benefit of creditors; the filing by or against CHARTER SCHOOL of a petition to have CHARTER SCHOOL adjudged bankrupt or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against CHARTER SCHOOL, the same is dismissed within 60 days); the appointment of a trustee or receiver to take possession of substantially all of CHARTER SCHOOL's assets located at the Site or Proposed Site Development Area or of CHARTER SCHOOL's interest in this Agreement, where possession is not restored to CHARTER SCHOOL within 30 days; or the attachment execution or other judicial seizure of substantially all of CHARTER SCHOOL's assets located at the Site or Proposed Site Development Area or of CHARTER SCHOOL's interest in this Agreement, where such seizure is not discharged within 30 days.

6. The failure of the charter school to perform, in the judgment of the District, any of the payment obligations set forth in Section 3 of this Agreement, subject to the cure provision set forth in Section 11.A.4 of this Agreement.

B. District Default and CHARTER SCHOOL Remedies: District shall not be in material breach and default unless District fails to perform obligations required of District within a reasonable time, but in no event later than 30 days after receipt of written notice by CHARTER SCHOOL to District specifying wherein District has failed to perform such obligations; provided, however, that if the nature of the District's obligation is such that more than 30 days are required for performance, then the District shall not be in default if the District commences performance within such 30 day period and thereafter diligently prosecutes the same to completion.

C. Remedies: If CHARTER SCHOOL commits any default or breach, including but not limited to the obligations set forth in Section 3 of this Agreement, then District may, at any time

thereafter without limiting District in the exercise of any right or remedy at law or in equity which District may have by reason or such default or breach:

1. Maintain this Agreement in full force and effect and recover use payments and other monetary charges as they become due, without terminating CHARTER SCHOOL's right to possession irrespective of whether CHARTER SCHOOL shall have abandoned the Site or Proposed Site Development Area. If District elects not to terminate the Agreement, then District shall have the right to attempt to lease the Site or Proposed Site Development Area at such rent and upon such conditions and for such a term, and to do all acts necessary to maintain or preserve the Site and Proposed Site Development Area as District deems reasonable and necessary without being deemed to have elected to terminate the Agreement, including removal of all persons and property from the Site and Proposed Site Development Area; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of CHARTER SCHOOL. If any such re-letting occurs, then this Agreement shall terminate automatically.

2. Terminate CHARTER SCHOOL's right to possession by any lawful means, in which case this Agreement shall terminate and CHARTER SCHOOL shall immediately surrender possession of the Site and Proposed Site Development Area to District. In such event District shall be entitled to recover from CHARTER SCHOOL all damages incurred by District by reason of CHARTER SCHOOL's default, including without limitations thereto, (i) the worth at the time of award of any unpaid use payments which had been earned at the time of such termination; plus (ii) any other damages to which the District would be entitled under the law. Upon any such re-entry District shall have the right to make any reasonable repairs, alterations or modifications to the Site and Proposed Site Development Area, which District in its reasonable discretion deems reasonable and necessary. As used in (i) above, the "worth at the time of award" is computed by allowing interest at the rate of 10% per year from the date of default. As used in and (iii) the "worth at the time of award" is computed by discounting such amount at the discount rate of the U.S. Federal Reserve Bank at the time of award plus 1%. The term "use payments", as used in this Section 11.C.2., shall be deemed to be and to mean the payments to be paid pursuant to Section 3 and all other monetary sums required to be paid by CHARTER SCHOOL pursuant to the terms of this Agreement.

D. If District commits any default or breach, then CHARTER SCHOOL may, at any time thereafter without limiting CHARTER SCHOOL in the exercise of any right or remedy at law or in equity which CHARTER SCHOOL may have by reason or such default or breach, proceed in equity or at law to compel District to perform its obligations and/or to recover damages proximately caused by such failure to perform or cure any default of District at District's cost.

E. No remedy conferred or reserved to the District or CHARTER SCHOOL is intended to be exclusive and every remedy shall be cumulative and in addition to every other remedy given under this Agreement or existing at law or in equity. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. The District and CHARTER SCHOOL are entitled to exercise any remedy reserved to it in this section without giving any notice other than such notice as is required under the Agreement. All remedies reserved to the District and CHARTER SCHOOL shall survive the termination of the Agreement.

12. **CONDEMNATION.** The rights and obligations of the parties shall be determined as follows: If Site or Proposed Site Development Area are totally taken by condemnation; this Agreement shall terminate on the date of taking. If any portion of Site or Proposed Site Development Area is taken by condemnation, CHARTER SCHOOL shall have the right to either terminate this Agreement or to continue in possession of the remainder of the Site or Proposed Site Development Area under the terms of this Agreement, provided that the rent shall be reduced on an equitable basis, taking into account the relative value of the portion of the Site or Proposed Site Development Area taken as compared to the portion of the Site or Proposed Site Development Area remaining. Such right to terminate must be exercised by notifying District within ninety (90) days after possession of the part taken by eminent domain. All damages awarded for such taking shall belong to and is the property of District; provided, however, that CHARTER SCHOOL, not District, shall be entitled to any portion of the award to which it is entitled under applicable law.

13. **DESTRUCTION**

A. If any of the improvements made by CHARTER SCHOOL are damaged by any casualty, CHARTER SCHOOL shall bear exclusive financial responsibility for replacement, but only to the extent that Proceeds (as defined below) are available to pay the costs of rebuilding, storing, repairing and replacing such improvements. CHARTER SCHOOL shall obtain adequate insurance pursuant to Section 9 of this Agreement to cover all structures, and CHARTER SCHOOL's personal property. If the District obtains any property insurance for any facility on the Site but outside of the Proposed Site Development Area, in the event of any act or event damaging or destroying all or a portion of facilities located outside of the Proposed Site Development Area, all proceeds recovered on account of such damage or destruction to any facility outside of the Proposed Site Development Area from the District-acquired insurance shall be considered the property of the District, and the District shall determine the use of such proceeds, except that if the District elects not to use the proceeds to repair the damaged or destroyed facilities on the Site, the CHARTER SCHOOL may elect to terminate this Agreement.

B. The District shall not be liable for any inconvenience or annoyance to CHARTER SCHOOL or its visitors, or injury to CHARTER SCHOOL's business resulting in any way from such damage or the repair thereof provided, that the foregoing sentence shall not apply to the extent the District's negligence or willful misconduct is the cause of such damage or destruction. CHARTER SCHOOL shall not be entitled to any compensation or damages from the District for loss of use of the whole or any part of the Site, or CHARTER SCHOOL's personal property used or located at the Site or Proposed Site Development Area, or for any inconvenience or annoyance occasioned by such damage or destruction, provided, that the foregoing sentence shall not apply to any damage or destruction caused by the negligence or willful misconduct of the District or limit the provisions of Section 19 below.

C. Disbursement of Insurance Proceeds. All property insurance proceeds, from policies obtained and maintained by CHARTER SCHOOL, recovered on account of damage or destruction to the improvements made in the Proposed Site Development Area ("the Proceeds") shall be applied to the payment of the cost of repairing, restoring, and replacing the improvements so

damaged or destroyed (the "Reconstruction"). All Proceeds shall be deposited with a depository selected by CHARTER SCHOOL and reasonably acceptable to the District and under the exclusive control of CHARTER SCHOOL ("the Depository"). If the Proceeds are insufficient to cover the anticipated cost of Reconstruction, then prior to the commencement of any Reconstruction work CHARTER SCHOOL may deposit with the Depository funds in the amount of such deficiency ("CHARTER SCHOOL's Funds"), or re-scope the repairs so that they can be covered by Proceeds. The Depository shall disburse the Proceeds and CHARTER SCHOOL's Funds, if applicable, during the course of reconstruction in accordance with customary construction disbursements, including a percentage retention that CHARTER SCHOOL and the District shall mutually agree upon.

D. If there are funds remaining after the completion of the Reconstruction work in accordance with the terms of this Agreement, then such funds (after first deducting from such funds the fees and expenses of the Depository) shall be delivered to CHARTER SCHOOL.

If the District voluntarily obtains any of the property insurance on behalf of CHARTER SCHOOL for facilities within the Proposed Site Development Area, or CHARTER SCHOOL is paying or has paid the District for said property insurance policy(ies), all insurance proceeds recovered on account of damage or destruction to the improvements from said insurance policies shall be placed into the Depository for application towards the costs and expenses of Reconstruction. If there are not sufficient funds remaining to pay for the Depository's fees and expenses, CHARTER SCHOOL shall be responsible for the payment of same. The rights hereunder shall be subject to and subordinate to the rights of a Leasehold Mortgagee with regard to rebuilding and insurance proceeds.

E. Waiver of Statutory Provisions. The provisions of this Agreement, including this Section, constitute an express agreement between the District and CHARTER SCHOOL with respect to any and all damage to, or destruction of, all or any part of the improvements, and any statute or regulation of the State of California, including, without limitation, Sections 1932(2) and 1933(4) of the California Civil Code, with respect to any rights or obligations concerning damage or destruction in the absence of an express agreement between the parties, and any other statute or regulation, now or hereafter in effect, shall have no application to this Agreement or any damage or destruction to all or any part of the improvements.

14. HAZARDOUS MATERIALS DISCLOSURE

A. Lead: CHARTER SCHOOL shall assume that all ceramic tile and painted or varnished surfaces in the Site and Proposed Site Development Area contain detectable levels of lead which may trigger compliance with California Code of Regulations, Title 8, Sections 1532.1. In addition, waste products from these materials could contain lead at levels that are subject to the hazardous waste requirements in the California Code of Regulations, Title 22, Sections 66260.1-66263.12 and 66268.1-66268.124 and the Health and Safety Code Section 25163, subdivision (c). Should CHARTER SCHOOL perform work that disturbs these materials, it is CHARTER SCHOOL's responsibility to handle and dispose of these materials in accordance with the regulations. If the CHARTER SCHOOL fails to comply with these regulations in performing work and this results in a Site (including the Proposed Site Development Area) or worker contamination, then CHARTER SCHOOL will be held solely responsible for all costs involved in any required

corrective action, and shall indemnify the District against all claims arising therefrom, subject to and in accordance with Section 8 of the Agreement.

B. Asbestos: CHARTER SCHOOL shall be responsible to review the site Asbestos Report. The District shall provide a copy of the site Asbestos Report to the CHARTER SCHOOL at the time of execution of this Agreement. CHARTER SCHOOL is responsible for complying with all applicable laws pertaining to the safe handling of asbestos-containing material (ACM) if the CHARTER SCHOOL is performing any modifications to the Site or Proposed Site Development Area. Should CHARTER SCHOOL perform work that disturbs these materials, it is CHARTER SCHOOL's responsibility to handle and dispose of these materials in accordance with the regulations. If failure to comply with these regulations results in a Site (including Proposed Site Development Area) or worker contamination, then CHARTER SCHOOL will be held solely responsible for all costs involved in any required corrective action, and shall indemnify the District against all claims arising therefrom, subject to and in accordance with Section 8 of the Agreement.

C. CHARTER SCHOOL, at its expense, shall comply with all applicable laws, regulations, rules and orders with respect to its use and occupancy of the Site and Proposed Site Development Area, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality. The CHARTER SCHOOL shall be responsible for any and all environmental conditions proximately caused by the CHARTER SCHOOL's occupancy of the Site and Proposed Site Development Area.

Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the Site or Proposed Site Development Area due to the CHARTER SCHOOL's use and occupancy thereof, CHARTER SCHOOL, at its expense, shall be obligated to clean all the property affected, to the satisfaction of District and any governmental agencies having jurisdiction over the Site or Proposed Site Development Area.

D. CHARTER SCHOOL shall not, nor shall CHARTER SCHOOL allow any party to, transport, use, store, maintain, generate, manufacture, handle, dispose, release or discharge any hazardous substance upon or about the Site or Proposed Site Development Area in violation of environmental laws, nor permit any subtenant, employee, agent, invitees or contractor to engage in such activities in violation of environmental laws upon or about the Site or Proposed Site Development Area, during the Term of the Agreement. CHARTER SCHOOL will promptly notify District in writing if CHARTER SCHOOL has or acquires notice or knowledge that any hazardous substance has been or is threatened to be, released, discharged, disposed of, transported, or stored on, in, or under or from the Site or Proposed Site Development Area in violation of Environmental Laws. CHARTER SCHOOL shall promptly provide copies to District of all written assessments, complaints, claims, citations, demands, fines, inquiries, reports, violations or notices relating to the conditions of the Site or Proposed Site Development Area or compliance with Environmental Laws. CHARTER SCHOOL shall promptly supply District with copies of all notices, reports, correspondence, and submissions made by CHARTER SCHOOL to the United States Environmental Protection Agency, the United States Occupational Safety and Health Administration, and any other local, state, or federal authority that requires submission of any information concerning environmental matters or Hazardous Substances pursuant to Environmental Laws. CHARTER SCHOOL shall promptly notify District of

any liens threatened or attached against the Site or Proposed Site Development Area pursuant to any Environmental Laws.

15. SURRENDER

A. Surrender of Site. No act or thing done by the District or any agent or employee of District during the Agreement Term shall be deemed to constitute an acceptance by District of a surrender of the Site or Proposed Site Development Area.

B. Removal of Personal Property by CHARTER SCHOOL. Upon the expiration of the Term, or upon any earlier termination of this Agreement, CHARTER SCHOOL shall, subject to the provisions of this Article, quit and surrender possession of the Site and Proposed Site Development Area to the District in as good order and condition as when CHARTER SCHOOL completed its initial construction, rehabilitation or modernization, reasonable wear and tear excepted. Upon such expiration or termination, CHARTER SCHOOL shall, without expense to the District, remove or cause to be removed from the Site and Proposed Site Development Area all debris and rubbish, and such items of furniture, equipment, business and trade fixtures, free- standing cabinet work, movable partitions and other articles of personal property (including those items attached to the Site or Proposed Site Development Area but can easily be removed and the area of attachment repaired) owned by CHARTER SCHOOL.

C. If CHARTER SCHOOL holds over after the expiration of the Term or earlier termination thereof, without the express or implied consent of the District, such holding over shall not constitute a renewal hereof or an extension for any further term, and in such case the CHARTER SCHOOL shall pay during such hold over period 150% of the then current rent for the Site or Proposed Site Development Area (the “Hold Over Rent”) as liquidated damages, as the District’s damages under such an occurrence would be difficult to ascertain. Nothing contained in this Section shall be construed as consent by the District to any holding over by CHARTER SCHOOL, and the District expressly reserves the right to require CHARTER SCHOOL to surrender possession as provided in this Agreement upon the expiration or other termination of this Agreement. If CHARTER SCHOOL fails to surrender the Site or Proposed Site Development Area upon the expiration or earlier termination of this Agreement, in addition to any other liabilities to the District accruing therefrom, CHARTER SCHOOL shall protect, defend, indemnify and hold the District harmless from all loss, costs (including reasonable attorneys’ fees) and liability resulting from such failure, including, without limiting the generality of the foregoing, any claims made by any succeeding CHARTER SCHOOL founded upon such failure to surrender and any losses to the District resulting therefrom subject to and in accordance with Section 8 of this Agreement.

16. DISPUTE RESOLUTION

Should any grievance or dispute arise between the parties concerning the terms of this Agreement, a party shall send a written notice to the other party identifying the dispute (“Written Notice”), and the parties shall each designate one Authorized Representative to meet in person (“First Meeting”) to attempt to resolve the dispute within ten (10) business days after receipt of the Written Notice. Should the First Meeting fail to resolve the dispute, the parties shall designate two representatives, which shall be comprised of the Superintendent or one designee of the Superintendent for each party,

to meet in person within ten (10) business days after the First Meeting (“Second Meeting”) to attempt to resolve the dispute. In the event that such informal negotiations do not resolve the dispute, the parties shall select a neutral third-party mediator to resolve the dispute through a formal mediation process prior to filing suit. Mediation must be held within sixty (60) calendar days after the Second Meeting. Such mediator shall have no less than ten (10) years of experience as a licensed California attorney. The parties shall share the cost of the mediator, and shall participate in all required mediation sessions in good faith until the mediator, acting reasonably, determines that the mediation process has been completed

17. FINGERPRINTING

CHARTER SCHOOL and the District, their employees, agents, contractors and subcontractors shall comply with the requirements of Education Code Sections 45125.1 and 45125.2 related to access to the Site and Proposed Site Development Area and protection of minor students. CHARTER SCHOOL shall not be required to have volunteers fingerprinted if they are directly supervised at all times by a CHARTER SCHOOL employee with proper criminal background check clearance. Any volunteer or visitor having unsupervised student contact is required to undergo a fingerprint scan and criminal background check under the supervision and/or responsibility (financial and otherwise) of CHARTER SCHOOL. CHARTER SCHOOL shall also ensure that its employees are in compliance with the tuberculosis testing requirements set forth in Section 49406 of the California Education Code.

18. SECURITY

CHARTER SCHOOL shall be responsible for securing the Proposed Site Development Area and any portion of the construction zone during any construction. The CHARTER SCHOOL is also responsible for any and all portions of the Site occupied by CHARTER SCHOOL for the Term, including all of the equipment and furnishings contained therein, in manner that reasonably prevents or deters the theft or destruction of District property. Such reasonable measures may include but are not limited to locking doors, locking windows, setting alarms, keeping valuable materials out of public view or restricting access to the Site and Proposed Site Development Area. The responsibility to maintain the security of the Site and Proposed Site Development Area under this subparagraph shall not be interpreted as the District’s authorization of the alteration of the Site or Proposed Site Development Area. The District will not provide any security services for CHARTER SCHOOL at any time under this Agreement. CHARTER SCHOOL agrees that CHARTER SCHOOL shall do nothing to endanger District students, employees, agents, guests, or invitees. CHARTER SCHOOL further agrees that it will not allow any of its students, employees, agents, guests, or invitees from possessing any firearms at the Site; this prohibition specifically extends to any third-party security service providers hired by CHARTER SCHOOL.

19. WAIVER

CHARTER SCHOOL agrees to waive its right to seek and/or obtain facilities from the District under Proposition 39 for Cox Academy, or any other provision of law, beginning at such time as the CHARTER SCHOOL’s students occupy the Eligible Improvements, unless the CHARTER SCHOOL is not able to construct the Eligible Improvements, in which case the

CHARTER SCHOOL shall still be entitled to request facilities from the District pursuant to Proposition 39. If (i) the CHARTER SCHOOL can no longer utilize the Site and/or Proposed Site Development Area for school instruction as intended by the Agreement due to damage, destruction or condemnation, or (ii) this Agreement is terminated for any reason other than a default by CHARTER SCHOOL, CHARTER SCHOOL may exercise all rights under Proposition 39, and the District shall use best efforts to provide facilities under the terms of Proposition 39. In the case where the CHARTER SCHOOL seeks Prop. 39 facilities pursuant to (i), any rights exercised under Prop. 39 are limited to the number of in-District students displaced by said damage, destruction or condemnation. Moreover, if the CHARTER SCHOOL can no longer utilize some or all of the Site and Proposed Site Development Area for school instruction as intended by the Agreement due to damage, destruction or condemnation, not caused by the gross negligence or intentional misconduct of the CHARTER SCHOOL, District shall make best efforts to provide temporary space for the operation of CHARTER SCHOOL for those students displaced. Except as otherwise stated herein, CHARTER SCHOOL agrees to waive any and all claims, causes of action, and other legal actions against the District arising out of CHARTER SCHOOL's occupation of the Site and Proposed Site Development Area based on Proposition 39. Nothing in this provision shall bar the application of Section 8 ("Indemnification") of this Agreement. Waiver and Release. With regard to the waiver of CHARTER SCHOOL's right to seek and/or obtain facilities from the District for Cox Academy under Proposition 39 for the Term except under certain circumstances as set forth in this Section 19, CHARTER SCHOOL, its affiliated entities and supporting organizations, and its respective present and former officers, directors, employees, agents, representatives, successors and assigns, and each of them does hereby fully and settle, release, relieve, acquit and forever discharge the District and the directors, employees, administrators, assigns, agents, representatives, attorneys, and insurers, from any and all claims, claims for indemnification or contribution, complaints, causes of action, demands, liabilities, losses, or damages, including attorneys' fees and costs, experts' and consultants' fees and costs, known or unknown, which CHARTER SCHOOL may now or hereafter have against the District and the directors, employees, administrators, assigns, agents, representatives, trustees, attorneys, insurers, experts and consultants, arising out of the District's obligations to provide CHARTER SCHOOL with reasonably equivalent facilities except as set forth herein. CHARTER SCHOOL acknowledges that they are familiar with Section 1542 of the California Civil Code which provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

Except as provided for specifically in this Agreement, CHARTER SCHOOL waives and relinquishes any and all rights and benefits which they may have under, or which may be conferred upon them by the provisions of Section 1542 of the California Civil Code, to the fullest extent that it may lawfully waive such rights or benefits pertaining to the subject matter of this Agreement. In connection with such waiver and relinquishment, CHARTER SCHOOL hereby acknowledges that it is aware that it or its attorneys may hereafter discover claims or facts in addition to or different from those which they now know or believe to exist

with respect to the subject matter of this Agreement, but that it is the intention of the Parties to this Agreement to hereby fully, finally and forever waive said claims, whether known or unknown, suspected or unsuspected, which concern or arise out of the District's obligations, to provide Proposition 39 facilities to CHARTER SCHOOL except as set forth herein.

CHARTER SCHOOL Initials: _____

20. MISCELLANEOUS

A. Transfer of District's Interest. If District sells or conveys its interest in the Site or Proposed Site Development Area (other than a transfer for security purposes only), then District shall be relieved from and after the date specified in any such notice of transfer of all obligations and liabilities accruing thereafter on the part of District, provided that any funds in the hands of District at the time of transfer in which CHARTER SCHOOL has an interest, shall be delivered to the successor of District. This Agreement shall not be affected by any such sale, transfer or conveyance, excepting that within 10 days of the effective date of sale, CHARTER SCHOOL shall have the right to terminate the Agreement upon 30 days written notice. CHARTER SCHOOL agrees to attorn to the purchaser or assignee provided all District's obligations hereunder are assumed in writing by the transferee.

B. Captions; Attachments; Defined Terms, Amendments.

1. The captions of the paragraphs of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question of interpretation or construction of any section of this Agreement.

2. Exhibits attached hereto, and addenda and schedules initialed by the parties, are deemed by attachment to constitute part of this Agreement and are incorporated herein.

3. This Agreement may only be amended in a writing that specifically indicates its intent to modify and/or amend this Agreement. All amendments shall only be effective if executed by both parties.

C. Entire Agreement. This instrument, along with any exhibits and attachments hereto, constitutes the entire agreement between District and CHARTER SCHOOL relative to the Site and Proposed Site Development Area. District and CHARTER SCHOOL agree hereby that all prior or contemporaneous oral or written facilities agreements between and among themselves and their agents or representatives relative to the leasing of the Site and Proposed Site Development Area are merged in, revoked by, and superseded by this Agreement.

D. Severability. If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, then the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valued and be enforceable to the fullest extent permitted by law.

E Binding Effect; Choice of Law. The parties hereto agree that all provisions hereof are to be construed as both covenants and conditions as though the words importing such covenants and conditions were used in each separate paragraph hereof. Subject to any provisions hereof restricting assignment or subletting by CHARTER SCHOOL, all of the provisions hereof shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. The laws of the State of California shall govern this Agreement. In the event of any suit or proceeding arising out of or related to this Agreement, Alameda County Superior Court of California will have exclusive jurisdiction and the parties will submit to the jurisdiction of that court.

F Waiver. The waiver by any party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

No provision of this Agreement shall be deemed waived by either party hereto unless expressly waived in a written instrument signed by a person on behalf of the party waiving the provision. The waiver by either party hereto of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of same or any other term, covenant or condition herein contained.

The subsequent acceptance of any fee or other amounts due and owing under this Agreement by the District shall not be deemed to be a waiver of any preceding breach by CHARTER SCHOOL of any term, covenant or condition of this Agreement. No receipt of monies by the District from CHARTER SCHOOL after the termination of this Agreement shall in any way alter the length of the Term or of CHARTER SCHOOL's right of possession hereunder, or after the giving of any notice shall reinstate, continue or extend the Term or affect any notice given CHARTER SCHOOL prior to the receipt of such monies, it being agreed that after the service of notice or the commencement of a suit, or after final judgment for possession of the Site, the District may receive and collect any fees or other amounts due and owing under this Agreement, and the payment of said amount(s) shall not waive or affect said notice, suit or judgment.

G Smoking. The Site and Proposed Site Development Area shall be non-smoking and no smoking shall be allowed in or on the Site and Proposed Site Development Area, including but not limited to all balconies, courtyards, walkways, and parking areas. CHARTER SCHOOL shall also ensure that the Site and or Proposed Site Development Area shall remain drug and alcohol free.

H Notices. All Notices or demands of any kind required or desired to be given by District or CHARTER SCHOOL hereunder shall be in writing and shall be deemed delivered three (3) business days after depositing the notice or demand in the United States mail, certified or registered, postage prepaid, addressed to the District or CHARTER SCHOOL respectively at the following addresses:

Superintendent
Oakland Unified School District
1011 Union Street, #947
Oakland, CA 94607

Superintendent of Schools
Education for Change
333 Hegenberger Rd Suite 705
Oakland, CA 94621


I. Corporate Authority. Each individual executing this Agreement on behalf of the CHARTER SCHOOL represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of the CHARTER SCHOOL in accordance with a duly adopted resolution of the Board of Directors of said corporation or in accordance with the Bylaws of said corporation, and that this Agreement is binding upon said corporation in accordance with its terms. CHARTER SCHOOL shall, within thirty (30) days after execution of this Agreement, deliver to District a copy of a resolution of the Board of Directors of the CHARTER SCHOOL authorizing or ratifying the execution of this Agreement.

J. Contract Contingent on Governing Board Approval. District shall not be bound by the terms of this Agreement until it has been formally approved by District's Governing Board. This Agreement shall be deemed to be approved by the District when it has been signed by the Board of Education, and/or the Superintendent as its designee.


[Signatures on the following the page(s).]


IN WITNESS WHEREOF, District and CHARTER SCHOOL execute this Agreement effective the date and year first above written.

Education For Change

Name: Larissa Adam Signature: 
Position: Superintendent of Schools Date: 9/21/23

Oakland Unified School District

Name: Mike Hutchinson Signature: 
Position: President, Board of Educaiton Date: 9/28/2023
 Board President (for approvals)
 Chief/Deputy Chief/Executive Director (for ratifications)

Name: Kyla Johnson-Trammell Signature: 
Position: Superintendent and Secretary, Board of Education Date: 9/28/2023

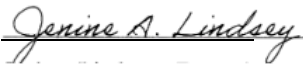
Approved as to form by OUSD Legal Counsel:  Date: 9/28/2023

Exhibit "A"

The Site and Proposed Site Development Area

Exhibit “B”

Project Description

COX ACADEMY PROJECT DESCRIPTION

Cox Academy’s Proposition 51 rehabilitation proposal located at 9860 Sunnyside St., Oakland, CA 94603, consists of modernizing up to 11 classrooms in Building A, 9 classrooms in Building D, and Multipurpose Building C, totaling approximately 40,511 regular square feet, and 2,088 toilet square feet, which may change based on the scope of the project. The scope of modernization may include, but is not limited to new heating, air conditioning, and ventilation systems; upgrading restrooms for accessibility, water efficiency and cleanliness; replacement of roofing systems; replacement of casework and plumbing fixtures for accessibility and water efficiency; replacement of doors and hardware for code compliance and accessibility; replacement of finishes; new signage for accessibility; upgrade of electrical power and distribution systems for safety and energy efficiency; replacement of lighting systems for energy efficiency; upgrades of fire alarm and security systems for safety and code compliance; seismic upgrades for safety and security; and upgrade of data/communications systems for current teaching standards (these specific items referred to as “Accessibility and Safety Improvements”).

There are currently fifteen (15) modular classroom buildings located within the Proposed Site Development Area. Cox Academy will have the option to remove and/or replace some or all of the modular classroom buildings (the costs for 6 of which are eligible for Prop. 51 funding) with modular or site-built construction. The Parties agree that is the intent of both Parties to remove Dedicated Space portables from the Site to create additional blacktop and play space for both Charter School and District students as set forth herein. Any blacktop space in the painted playground area that is freed up as a result of removal of portables will become part of the Shared Space. The Charter School will direct its architect to determine the manner in which portables can be removed from the Site and alternative facilities constructed or improved in a manner that will achieve this goal, while still providing the Charter School with the same number of total classrooms, ensuring that the other Site improvements listed above that are necessary for the long term safety, maintenance, and accessibility of the Site are included, and the project budget remains within the total project budget defined below. If the architect determines that portables can be removed from the Site consistent with the framework above, the Charter School shall include the removal of portables in the Eligible Improvements to be performed.

The Charter School also commits that it will either replace the playground equipment currently located in the painted playground area or install playground equipment at another location at the Site. The District and Charter School shall use commercially reasonable efforts to cooperate to determine the mutually agreeable location of, and the selection of the specific playground equipment. Upon the installation of the agreed upon playground equipment, the location of the new playground equipment

shall be deemed to be part of the Shared Space, if not already deemed so.

Sitework may include accessibility upgrades, upgrading of lighting systems for safety and efficiency, and shared play area upgrades for physical education requirements.

The estimate for the cost of the project is approximately twenty-eight, six hundred and ninety four thousand, nine hundred and sixty four dollars (\$28,694,964), which may change based on the scope of the project.

**CHARTER SCHOOL FACILITIES PROGRAM
MEMORANDUM OF UNDERSTANDING**

By and Among:

**Education for Change,
a Charter Management Organization,
on behalf of Cox Academy, (CDS
Code # 01-10017-6001788)
a California Charter School**

and

**Oakland Unified School District,
a California Public School District ;**

and

**The State of California,
State Allocation Board and California School Finance Authority**

ARTICLE I – PURPOSE AND LIMITATION

- A. This Memorandum of Understanding (“MOU”) is made and entered into as of _____ (“Effective Date”) by and among the State Allocation Board and the California School Finance Authority (individually or collectively referred to as the “State”); and the charter management organization identified above, on behalf of the charter school identified above, a California Charter School operating as a non-profit public benefit corporation, in accordance with Education Code Section 47604 (the charter management organization and charter school referenced above hereinafter individually and collectively referred to as “Charter School”) and the California Public School District identified above (“School District”). The provisions of this MOU shall be effective from and after the Effective Date and shall continue until all duties and obligations of the parties, as stated in this MOU, are carried out.
- B. The Charter School has applied to the State for financing of its charter school facilities project (“Facilities”) under the Charter School Facilities Program (“CSFP”) established pursuant to Article 12 of Chapter 12.5 of Part 10 of the California Education Code and the regulations for its implementation provided in Title 4, Cal.

Code Regs., Section 10151, et seq., and Title 2 Cal. Code Regs., Section 1859.160, et seq., attached hereto and incorporated by reference. A copy of the Funding Agreement is attached as Exhibit "A". A copy of the Authority's Staff Summary is attached to the Funding Agreement as Exhibit "D" and incorporated herein by reference as a means of defining the Facilities.

- C. This MOU is intended to tie together two (2) separate legal agreements: (i) a Funding Agreement by and between the State and the Charter School; and (ii) a Facilities Use Agreement by and between the School District and the Charter School. In accordance with the CSFP, the State is the lender of certain monetary funds to the Charter School to enable the Charter School to acquire real property and/or construct improvements thereon. This loan transaction is set forth in the Funding Agreement of which the School District is not a party to because it is not a lender and does not have obligations under said Funding Agreement. In accordance with Section 17078.57(a)(3)(A) of the California Education Code, the School District must hold title to the Facilities, acquired with the funds loaned by the State under the CSFP, in trust for the benefit of the state public school system. Pursuant to the CSFP, the School District as the holder in trust of the Facilities must provide the use of the Facilities to the Charter School for a charter school educational program and, hence, is the basis for the Facilities Use Agreement between the School District and the Charter School.

A copy of the Funding Agreement, Exhibit "A", and the School District's Facilities Use Agreement, Exhibit "B", are incorporated into this MOU solely for the purpose of setting forth the separate instruments for this transaction and not for the purpose of making the State a party to the Facilities Use Agreement and the School District a party to the Funding Agreement. This MOU, the Funding Agreement and the Facilities Use Agreement (collectively, the "Agreements") set forth the entire agreements between the parties regarding the loan of funds and use of the real property pursuant to the CSFP. There are no understandings, agreements, representations, or warranties, express or implied, not specified herein regarding this MOU, the Funding Agreement and the Facilities Use Agreement; provided, that in the event any portion of this MOU, the Funding Agreement and/or the Facilities Use Agreement is held unenforceable by a court of competent jurisdiction, the remainder of the applicable agreement shall remain in full force and effect and shall not nullify the intent of the CSFP.

- D. This MOU is being entered into in accordance with the requirements of the CSFP. To the extent this MOU is inconsistent or in conflict with the provisions of the CSFP and the implementing regulations, the CSFP and implementing regulations shall prevail.
- E. Notwithstanding any provision contained herein, the duties and obligations of the State and the School District shall be limited to the following:
1. The State. The State shall be responsible to administer the CSFP and determine eligibility of and compliance by the Charter School to the requirements of the CSFP. The School District shall have no duty or

obligation to administer, monitor or enforce any requirements imposed upon the Charter School under the CSFP.

2. The School District. The School District's duties and obligations under the CSFP shall be limited to the following:

- a. Accept title to the Facilities, as defined below, as trustee for the State of California public school system. Title shall be conveyed by an instrument acceptable to the School District; and
- b. In the event the Charter School, or any subsequent charter school, ceases to use the Facility or an Event of Default occurs, the School District shall observe the requirements of Section 17078.62 of the California Education Code as set forth in Section 4.2 below.

Other than the duties set forth in this Article I, E(2), no duties or responsibilities shall be imposed upon the School District as the result of it holding title to the Facility in trust for the California public school system except for that which is expressly contained in this Agreement.

3. Securing Approvals, Permits and Other Entitlements. Notwithstanding State supplied bond funds, the State and the School District shall have no duty or obligation to secure, or expend funds or incur costs to secure, any approvals, permits and other entitlements for the Facility and operation of the Charter School. This limitation on duty and obligation shall apply to any repair, maintenance, modification, renovation, addition, expansion, reconstruction or re-habilitation occurring after the completion of initial construction of the Facility ("Future Work").

4. Construction. The State and the School District shall have no duty or obligation to construct all or any portion of the Facility or any Future Work. In the event of abandonment or any failure to complete the construction of the Facility or any Future Work for any reason, the School District, as trustee, will secure the site while it observes the requirements of Section 4.2 below.

5. Additional Funds. Other than the grant and the loan approved and provided under the CSFP, the State shall not be obligated to provide additional funds or financing for the planning, design, construction (including change orders and completion of construction), operation or maintenance of the Facility. The School District, by virtue of holding title to the Facility as trustee for the California public school system, shall not be obligated to provide additional funds or financing for the planning, design, construction (including change orders and completion of construction), operation or maintenance of the Facility.

6. Cooperation. In the event Charter School fails to complete construction or rehabilitation of the Facilities for any reason or fails to operate a school at the Facilities for any reason, the School District agrees that as the owner in trust of the Facilities for the public school system, the School District shall

cooperate with the State in its efforts to complete the construction of the Facilities or its effort to have a charter school operate from the Facilities; provided, that nothing in this MOU, the Funding Agreement, if applicable, and the Facilities Use Agreement shall require the School District to incur any costs or liabilities, or increase the School District's duties, obligations or exposure to liability, unless agreed to in writing by the School District.

ARTICLE II – FINANCING OF THE CHARTER SCHOOL'S PROJECT

2.1 Fifty Percent Local Matching Share Obligation

- A. The Charter School's Application for preliminary apportionment for the Facilities has been approved by the State. The Charter School's Apportionment ("Apportionment") is contingent upon the Charter School paying its 50% Local Matching Share obligation, which will be paid to the State by way of payments pursuant to the Funding Agreement.
- B. The Charter School's Application for Final Apportionment for the Facilities has been approved by the State. The State will provide as a grant funding for fifty percent (50%) of the approved costs for the Facilities and the Charter School will be responsible for fifty percent (50%) of the approved costs for the Local Matching Share for the Facilities. The Final Apportionment Amount will be reduced by any amounts received by the Charter School through an Advance Apportionment(s). The amounts of the Preliminary, Advance, and Final Apportionments are set forth in Exhibit "A" of the Funding Agreement.
- C. The Charter School will receive initial funding from the State for the Local Matching Share, less any lump sum payments made by, or on behalf of, the Charter School.

2.2 Conditions for Release of Funding

The following conditions must be satisfied before the State will release funding:

- A. The Charter School shall comply with all funding release conditions contained in the Funding Agreement to the satisfaction of the State.
- B. The Charter School agrees to utilize its apportionment for purposes consistent with the CSFP, and consistent with the purposes for which it was approved. The Charter School shall comply with any and all requirements and conditions imposed upon it for the development and operation of the Facility by any applicable governmental agency.
- C. Each party is duly authorized to enter, deliver, and perform this MOU, the Funding Agreement, as applicable to the appropriate parties, and the Facilities Use Agreement, as applicable to the appropriate parties.
- D. Pursuant to the provisions in Education Code Section 17199.4, the charter school's governing board approves the use of the intercept mechanism to make CSFP payments to the State. Evidence of filing of the intercept notice pursuant to 17199.4 in a form satisfactory to the Authority.

2.3 Charter School Facilities

- A. The Charter School's Facilities includes the real property and all improvements, repairs, replacements, substitutions, and modifications located or to be constructed on the property as described in its application for funding under CSFP.
- B. The Charter School's Facilities are located or will be located within the boundaries of the School District in the city and county as in Exhibit "D" of the Funding Agreement and is physically located within the school attendance area generating eligibility for funding, if applicable.
- C. The Charter School has satisfied itself as to the suitability of the Facilities by its own inquiries and tests. The Charter School shall, by entering into and occupying the Facilities, be deemed to have accepted the Facilities and to have acknowledged that they are in good order, condition and repair.
- D. The Charter School represents and warrants that it, by and through its officers, employees, agents and consultants, has made a thorough and independent examination of the Facilities and all matters related to its decision to enter into this Agreement. The Charter School is thoroughly familiar with all aspects of the Facilities and is satisfied that they are in an acceptable condition and meet its needs. The Charter School is solely responsible for identifying the real property, evaluating the condition of the title and suitability of the land for the Charter School's intended purpose, and negotiating and closing the acquisition of the real property. In addition, the Charter School is solely responsible for the construction of all improvements, repairs, replacements, substitutions, and modifications located or to be constructed on the real property

The State and/or the School District shall not have any obligation for construction work or improvements on or to the Facilities, to insure completion of construction, or provide additional funding in the event the Charter School determines it has insufficient funds to complete construction or operate the charter school. Pursuant to the CSFP, the School District is obligated to take title to the Facilities in trust for the benefit of the state public school system but such obligation does not make the School District a guarantor or warrantor of the Facilities and shall not impose any duty upon the School District to administer or oversee the construction of the Facilities by the Charter School, or in the event of any default prior to completion of construction, demolish all or any portion of the Facilities.

2.4 Payment

- A. The Charter School shall make payments to the State, as provided in the Funding Agreement in satisfaction of the requirements of the CSFP.
- B. This MOU, the Funding Agreement and the Facilities Use Agreement shall not be deemed to constitute a debt or liability or obligation of the State, the School District, or any political subdivision thereof, or a pledge of the faith and credit or taxing power of the State or any political subdivision thereof, but shall be a special obligation payable solely from the payments made by the Charter School. The obligation to make payments does not constitute an indebtedness of the Charter School or the School District, within the meaning of any constitutional or statutory

debt limitation or restriction and in all cases shall be made solely from legally available funds.

- C. Pursuant to the provisions in Education Code Section 17199.4, the charter school's governing board approves the use of the intercept mechanism to make CSFP payments to the State.

ARTICLE III – SECURITY PROVISIONS

- A. If title to the real property is already held by the Charter School:

1. the Charter School, at its sole cost and expense, shall cause to prepare a conveyance instrument, acceptable to the School District and the State, which shall convey title to the real property from the Charter School to the School District as trustee on behalf of the state public school system. The Charter School will convey to and the School District will accept conveyance of the good, absolute and marketable title to the Facilities in fee simple, free and clear of any mortgage, deeds of trust, liens (monetary or otherwise), claims, charges or other encumbrances or matters of any nature what so ever other than those included in any other provisions of this MOU. Prior to release of final apportionment, the Charter School must provide evidence to the State that title to the real property has been transferred to the School District. If Charter School fails to meet this requirement, Charter School will be in default of this MOU.
2. The Charter School shall provide proof satisfactory to the State and the School District that all liens and encumbrances that may arise from the construction of the Facilities have been released and/or satisfied.
3. The Charter School shall submit to the State and the School District for its review and acceptance a title report and a copy of each instrument listed in said title report. The title report shall be issued no more than thirty (30) calendar days prior to the date of submittal.
4. The Charter School shall provide to the State and the School District for its review and acceptance an American Land Title Association (“ALTA”) survey which together with (3) above, shall be sufficient for the Charter School,, at its sole cost and expense, shall provide the School District with a ALTA owner’s policy for the benefit of the School District and the State.

- B. If title to the real property is not held by the Charter School, the School District, at its sole cost and expense, shall cause to prepare a conveyance instrument, acceptable to the State, which shall convey title to the real property in trust on behalf of the state public school system. The School District will accept conveyance of the good, absolute and marketable title to the Facilities in fee simple, free and clear of any mortgage, deeds of trust, liens (monetary or otherwise), claims, charges or other encumbrances or matters of any nature what so ever other than those included in any other provisions of this MOU.

- C. The School District shall provide to the State for its review and files the original Final California Department of Education (“CDE”) approval subject to waivers

and/or exemptions to the use of real property as a school facility; provided, that if CDE has provided the Charter School any waivers and/or exemptions the Charter School shall obtain from CDE and provide to the School District a valid assignment of such waivers and/or exemptions. The purpose of the assignment is to ensure that the conveyance of fee title from the Charter School to the School District will not result in a situation whereby the Facilities then become non-compliant because of the transfer of fee simple title to the School District due to those requirements and standards that are typically imposed upon the School District.

- D. The School District shall provide to the State for its files the original “No Further Action” or “Further Action Letter” from the California Department of Toxic Substance Control (“DTSC”); provided, that if DTSC has issued a Further Action Letter, the Charter School shall provide to the School District proof satisfactory to the School District that all requirements of the Further Action Letter have been satisfied. Simultaneously with the delivery of the foregoing, the Charter School shall deliver to the State a copy of the documents delivered to the School District.
- E. The School District shall provide to the State for its review and files the final approval issued by DTSC for the final Preliminary Environmental Assessment (“PEA”) for the real property, if applicable.
- F. The School District shall provide to the State for its files the final approval of any applicable Federal, State, City or County agency necessary for the acquisition and construction of the Facilities, and the operation of the Facilities for an educational program conducted by the Charter School. As an example, and not as means of limitation, a charter school may require approval from the California Coastal Commission if a project will be located within its jurisdiction.
- G. Simultaneously with the delivery of the documents and instruments required in this Article III.A, the Charter School shall deliver to the State a copy of the same documents and instruments delivered to the School District.
- H. Title to the Facilities shall be conveyed to the School District by a grant deed or bill of sale, if applicable, agreed to and accepted by the School District. Title to the Facilities shall be held solely by the School District in whose boundaries the Facilities are to be located, in trust, for the benefit of the state public school system.
- I. Any person or entity providing a substantial contribution that is applied to the costs of the project in excess of the state share and the local matching share may be granted a security interest, as approved and memorialized in a written instrument executed by the State, to be satisfied from the proceeds, if any, realized when the property is ultimately disposed of. If the contribution was made for the explicit purpose of purchasing any asset with a normal life expectancy of less than twenty years, the security interest will be adjusted to reflect the depreciation of the assets. Contributions used solely to assist the applicant in meeting its local matching share shall not be entitled to a security interest. Where a contribution results in total project funding beyond the state and local matching shares, the contributor’s security interest shall be limited to the amount in excess of the state share and local matching share.

- J. If a default occurs and all payments have not been made, the security interest of any person or entity providing a substantial contribution to the costs of the project shall be satisfied only after the account is reimbursed for any remaining unpaid local matching share and the School District has been reimbursed for any costs and expenses incurred, if any, as the result of such default.
- K. Simultaneously with the execution of the Grant Deed, the Charter School and the School District shall enter into a Facilities Use Agreement, Exhibit "B". This Facility Use Agreement shall contain as standardized provisions the following, which must be addressed to the satisfaction of the State:
1. The acquisition and maintenance of all required licenses or permits. Any costs associated with licenses or permits shall not become an obligation of the State.
 2. The payment of all fees, and public charges of whatever nature assessed against the Facilities, including the payment of all taxes, and costs associated with telephone, water, sewer, gas, heat, electricity, garbage disposal, trash disposal, and all other services and utilities. Such fees and charges shall not become an obligation of the State.
 3. Prohibited uses of the Facilities, and provisions for the maintenance and repair of the Facilities. The State shall not under any circumstance be required to make any improvements or install any equipment on the Facilities, make any repairs, alterations or replacements of any nature to the Facilities, make any expenditures whatsoever in connection with this MOU or maintain the Facilities in any manner. The State shall not be required to maintain, repair or rebuild all or any part of the Facilities, and the Charter School or School District waive the provisions of Civil Code Sections 1941 and 1942 and any other law that would require the maintenance of the Facilities in a leasable condition or would provide the School District with the right to make repairs and deduct the cost of those repairs from its payments.
 4. The handling of hazardous materials.
 5. Insurance requirements, in addition to those specified in this MOU, for all risk (special-causes-of-loss) property and fire insurance; commercial general liability insurance; rental value insurance; worker's compensation insurance; flood and earthquake insurance as necessary; and such other types of insurance or endorsements to existing insurance as may be required by the School District.

ARTICLE IV – DEFAULT AND REMEDIES

4.1 Events of Default

The occurrence of any of the following shall constitute a "Default" or "Event of Default" under this Agreement:

- A. Failure by the Charter School to commence to use and occupy the Facilities for the operation of a charter school within one (1) year of receiving the certificate of occupancy issued by the Division of the State Architect.
- B. Failure by the Charter School to make any payment when due where such failure continues for a period of thirty (30) calendar days after receiving written notice by the State or the School District.
- C. Failure by the Charter School to maintain insurance on the Facilities or to provide reasonable evidence of insurance as required by the Funding Agreement and the Facilities Use Agreement, and where such failure continues for a period of thirty (30) calendar days after receiving written notice by the State or the School District;
- D. Failure by the Charter School to provide reasonable evidence of compliance with all requirements whether expressly stated in this MOU, the Funding Agreement, or the Facilities Use Agreement or otherwise imposed by the State under the CSFP or other applicable law or failure to observe or perform any other applicable covenant, condition, or agreement, where such failure continues for thirty (30) calendar days after receiving written notice of the failure. If thirty (30) calendar days is insufficient and the Charter School has instituted corrective action, the State, in its discretion, may extend this period up to one hundred and eighty (180) calendar days.
- E. The Charter School shall be or become insolvent, or admit in writing its inability to pay its debts as they mature, or make an assignment for the benefit of creditors; or the Charter School shall apply for or consent to the appointment of any receiver, trustee or similar officer for it or for all or any substantial part of its property; or such receiver, trustee or similar officer shall be appointed without the application or consent of the Charter School, as the case may be, where possession is not restored in sixty (60) calendar days; or the Charter School shall institute (by petition, application, answer, consent or otherwise) any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution, liquidation or similar proceeding relating to it under the laws of any jurisdiction; or any such proceeding shall be instituted (by petition, application or otherwise) against the Charter School (unless, in the case of a petition filed against the Charter School, the same is dismissed in sixty (60) days) or any judgment, writ, warrant of attachment or execution or similar process shall be issued or levied against a substantial part of the Charter School's Facilities; provided, however, in the event that any provision of this paragraph is contrary to any applicable law, it shall be of no force and effect, and not affect the validity of the remaining provisions;
- F. The determination by the State that any material representation or warranty made by the Charter School was untrue in any material respect when made;
- G. The Charter School's charter is not renewed or is revoked, or the Charter School ceases to use the Facilities for a charter school purpose. Nothing in this section shall affect a Charter School's rights and obligations pursuant to Education Code Section 17078.62 if the Charter School ceases to use the facility after a revocation and/or non-renewal;

- H. The Charter School shall abandon the Facilities or breach the Facilities Use Agreement; and/or
- I. If the performance of the payment obligations of the Charter School is guaranteed, the actual or anticipatory failure or inability, for any reason, of the Guarantor to honor the guarantee as required, and the Charter School's failure to provide written alternative assurance or security, which when coupled with the Charter School's then-existing resources, equals or exceeds the combined financial resources that existed at the time this Agreement is executed. The Charter School shall have sixty (60) calendar days following written notice by the State, to provide the written alternative assurance or security.
- J. If an Event of Default occurs and the Charter School continues to occupy and/or possess the Facilities, the Charter School shall remain liable for the performance of all of the obligations of the Charter School under and subject to the Funding Agreement and the Facilities Use Agreement, including, without limitation, the obligation to make payments to the State when due under the Funding Agreement.
- K. Failure by the School District to acquire title of the Facilities as required prior to release of certain funds under Education Code Section 17078.63 or within 30 days of receipt of CSFP funds for site acquisition or final apportionment.

4.2 Remedies on Default

The parties acknowledge and agree that this MOU, the Funding Agreement and the Facilities Use Agreement represent a unique situation that is not limited by the standard landlord's remedies provided by Sections 1951.2 and 1951.4 of the California Civil Code. The parties agree that if any Event of Default shall have occurred, any one or more of the following respective remedies, which are not exclusive but cumulative, may be pursued:

- A. If an Event of Default occurs and the Charter School continues to occupy and/or possess the Facilities, the Charter School shall remain liable for the performance of all of the obligations of the Charter School under and subject to the Funding Agreement, as amended, and the Facilities Use Agreement, as amended, including, without limitation, the obligation to make payments to the State when due under the Funding Agreement.
- B. If the Event of Default is solely because the Charter School's chartering authority has revoked or declined to renew the Charter School's charter, in accordance with Section 17078.62(b)(1) of the Education Code, the Charter School shall:
 - 1. have that time period specified in Section 17078.62 of the Education Code, as may be amended, to complete the review process contemplated in Section 47607 or 47607.5 of the Education Code, as may be amended; and
 - 2. so long as the Charter School continues to use and occupy the Facilities, remain liable for the performance of all of the obligations of the Charter School under the Funding Agreement, as may be amended, and the Facilities Use Agreement, as may be amended, including, without limitation, the obligation to make payments to the State when due under the Funding Agreement.

- C. If the Event of Default is solely because the Charter School's chartering authority has revoked or declined to renew the Charter School's charter, the Charter School shall not be liable under the Facilities Use Agreement, as may be amended, on the effective date of the last to occur of all of the following:
1. the Charter School completes the review process provided in Section 47607 or 47607.5 of the Education Code and the Charter School fails to obtain a renewal of its charter, or the Charter School relinquishes all rights to pursue or complete the review process provided in Section 47607 or 47607.5 of the Education Code and the Charter School notifies the State and the School District of its election; and
 2. the Charter School vacates the Facilities and relinquishes to the School District all right, title and interest in the occupancy and use of the Facilities.
- D. Upon the occurrence of Subsection C of this Section 4.2, the School District shall permit the Facility to be used in its "as is" and "where is" condition by another charter school:
1. that the State deems as qualified,
 2. whose charter petition is approved and is in good standing with the School District or charter authorizer; and
 3. that has agreed to a Funding Agreement with the State and a Facilities Use Agreement with the School District.
- E. In the event a successor charter school cannot be identified as provided in Subsection D of this Section 4.2, the School District may:
1. in accordance with Section 17078.62(b)(3) of the Education Code, take possession of and use the Facility as a public school facility; provided, that the School District shall be required to make payment to the State in accordance with Section 17078.62(b)(4) or the payments shall be reduced or eliminated if the School District satisfies the conditions set forth in Section 17078.62(b)(4)(A) and (B). In the event the payments do not qualify for reduction or elimination in accordance with Section 17078.62(b)(4)(A) and (B), the State and the School District shall enter into an agreement for the School District's assumption of the payment obligation under the Funding Agreement. Assumption of the payment obligation shall in no way release the Charter School from its payment obligations that accrued prior to the termination of the Funding Agreement or from the Charter School's obligations for any holdover; or
 2. In accordance with Section 17078.62(b)(5) of the Education Code, if the School District declines to take possession of the Facilities or if the Facilities are no longer needed for public school purposes, the School District shall dispose of the Facilities in accordance with requirements for the disposal of surplus public school sites. The monetary proceeds from the disposal of the Facilities shall be applied in the following priority: (i) repay any unpaid local matching share in favor of the State; (ii) repay any security interest

granted pursuant to Section 17078.57(a)(3)(B); and (iii) to the School District to be used for capital improvements in the School District.

3. disclaims its remainder interest in the Facilities, the State shall succeed to title owner pursuant to its remainder interest.
- F. The State may proceed by appropriate court action to enforce specific performance by the Charter School of its covenants under the Funding Agreement and this MOU and under the terms of accepting funding under the CSFP, or to recover damages for the breach thereof, including without limitation for the recovery of all past due payments together with interest, penalties, and late charges, and all other sums due the State. The Charter School shall pay or repay to the State all costs of such action or court action, including, without limitation, reasonable attorneys' fees and costs. The School District may proceed by appropriate court action to enforce this MOU and the Facilities Use Agreement against the Charter School.
 - G. In the event of the Charter School's default and the recovery of the Facilities by the School District, the State shall have the right to recover from the Charter School via the intercept mechanism described in Section 17199.4 of the Education Code (i) the amount of all outstanding payments or other obligations (whether direct or indirect owed by the Charter School to the State), if any, which are then due and owing, together with interest and late charges, and (ii) any other amounts due from the Charter School to the State, including indemnity payments, taxes, charges, reimbursement of any advances and other amounts payable by the Charter School to the State.
 - H. Notwithstanding anything to the contrary, the State, the Charter School and/or the School District may take whatever action at law or in equity that may appear necessary or desirable to enforce its respective rights with respect to this MOU, the Funding Agreement, or the Facilities Use Agreement or the Facilities, and the party or parties prevailing in the action shall have all of their respective costs of such action or court action, including, without limitation, reasonable attorneys' fees and costs as provided in this MOU, the Funding Agreement, and/or the Facilities Use Agreement or as otherwise permitted by law, paid by the parties against whom the action was brought.
 - I. No remedy herein conferred upon or reserved to the parties is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this MOU, the Funding Agreement and the Facilities Use Agreement or existing at law or in equity. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle either party to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice other than such notice as may be required under the Agreements. All remedies herein conferred upon or reserved to the parties shall survive the termination of this MOU, the Funding Agreement and/or the Facilities Use Agreement.

- J. The State, in its discretion, may provide the Charter School the opportunity to cure Default for up to a thirty (30) calendar day period. If thirty (30) calendar days is insufficient, and the Charter School has instituted corrective action, the State, in its discretion, may extend this period up to one hundred and eighty (180) calendar days.

ARTICLE V – MISCELLANEOUS

5.1 Release of Liability

The State and the School District are hereby released from any and all claims, demands, debts, liabilities, and causes of action of whatever kind or nature, whether known or unknown or suspected or unsuspected which the Charter School or any of the Charter School's employees or agents may have, claim to have, or which may hereafter accrue against the released parties or any of them, arising out of or relating to the Facilities or the Charter School's Facilities, including those in any way connected with any materials or substances defined as hazardous under any applicable statute, ordinance, rule or regulation, presently in, on or under, or now or hereafter emanating from or migrating onto or under the Facilities. In connection with this release, the Charter School hereby waives any and all rights conferred upon it by the provisions of Section 1542 of the California Civil Code, which reads as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

5.2 Non-waiver

No waiver of any provision of this MOU, the Funding Agreement and/or the Facilities Use Agreement shall be implied by any failure to enforce any remedy for the violation of that provision, even if that violation continues or is repeated. Any waiver of any provision contained in this MOU, the Funding Agreement and/or the Facilities Use Agreement, if applicable, must be in writing and executed by the applicable parties and will affect only the provision specified and only for the time and in the manner stated in the writing.

5.3 Indemnity

- A. Memorandum of Understanding. To the fullest extent permitted by law the Charter School shall at the Charter School's sole cost and expense with counsel acceptable to the School District and/or the State as applicable, indemnify, defend and hold the School District and the State harmless from and against any and all losses, costs, liabilities, claims, judgments, liens, damages (including consequential damages), actions, causes of action (whether in tort or contract law or equity or otherwise), charges, assessments, fines, penalties and expenses, including, without limitation, reasonable attorneys' fees and costs, and reasonable investigation costs (collectively "Claims"), incurred in connection with or arising from: (a) any breach or default by the Charter School in the observance or performance of any of the terms, covenants or conditions of this MOU on the Charter School's part to be observed or performed; (b) the construction, operation, maintenance, alteration, use or occupancy of the Facilities by the Charter School; (c) the condition of the Facilities, and any occurrence on the Facilities, from any

cause whatsoever, and (d) any acts omissions or negligence of the Charter School or the Charter School's employees, agents or contractors in, on or about the Facilities.

- B. Facilities Use Agreement. The State is not a party to the Facilities Use Agreement and, as a result, to the fullest extent permitted by law the Charter School shall at the Charter School's sole cost and expense with counsel acceptable to the State as applicable, indemnify, defend and hold the State harmless from and against any and all Claims incurred in connection with or arising from any breach or default by the Charter School in the observance or performance of any of the terms, covenants or conditions of the Facilities Use Agreement on the Charter School's part to be observed or performed.
- C. Funding Agreement. The School District is not a party to the Funding Agreement and, as a result, to the fullest extent permitted by law the Charter School shall at the Charter School's sole cost and expense with counsel acceptable to the School District as applicable, indemnify, defend and hold the School District harmless from and against any and all losses, costs, liabilities, claims, judgments, liens, damages (including consequential damages), actions, causes of action (whether in tort or contract law or equity or otherwise), charges, assessments, fines, penalties and expenses, including, without limitation, reasonable attorneys' fees and costs, and reasonable investigation costs (collectively "Claims"), incurred in connection with or arising from any breach or default by the Charter School in the observance or performance of any of the terms, covenants or conditions of the Funding Agreement on the Charter School's part to be observed or performed.
- D. The Charter School will at all times protect and defend, at its own cost and expense, the title to the Facilities from and against all claims, liens and legal processes of creditors and keep all the Facilities and the title free and clear of all such claims, liens, and processes except for the liens created or expressly permitted under the Agreements and the CSFP.

5.4 Notice

Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served and received if given in writing and personally delivered or either deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service or facsimile transmission, addressed as follows:

If to the State:

**California School Finance Authority
300 S. Spring, Suite 8500
Los Angeles, CA 90013
Attention: Katrina Johantgen**

If to the Charter School:

Education for Change
333 Hegenberger Road, Suite 600
Oakland, CA 94621
Attention: Sundar Chari

If to the School District:
Oakland Unified School District
1000 Broadway, Ste. 680
Oakland, CA 94607
Attention: Kyla Johnson-Trammell

Any notice personally given or sent by facsimile transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the next business day following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

5.5 Applicable Law

This MOU shall be governed by and construed in accordance with the laws of the State of California.

5.6 Amendments

- A. The terms of this MOU may not be waived, altered, modified, supplemented or amended in any manner except in writing, upon the agreement of all of the parties, or except as otherwise permitted by law.
- B. The terms of this MOU may be amended, or new agreements executed, as necessary, upon the application of the Charter School and the approval by the State and the School District of a final apportionment.

5.7 Force Majeure

The time for the State, the Charter School or the School District to perform any obligation or assert any right under this MOU or the CSFP shall be extended on a day for day basis for any Force Majeure event, which shall include but not be limited to: (1) Acts of God or of the public enemy; and (2) Acts of the federal or State government in either its sovereign or contractual capacity.

5.8 Severability

Should any provision of this Memorandum of Understanding be determined to be invalid, illegal or unenforceable in any respect, such provision shall be severed and the remaining provisions shall continue as valid, legal and enforceable.

THE STATE:

STATE ALLOCATION BOARD:

By: _____

Name: _____

Title: _____

CALIFORNIA SCHOOL FINANCE AUTHORITY:

By: _____

Name: _____

Title: _____

THE SCHOOL DISTRICT: **OAKLAND UNIFIED SCHOOL DISTRICT**

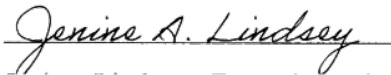


By: Mike Hutchinson, President, Board of Education 9/28/2023



Kyla Johnson Trammell, Secretary, Board of Education 9/28/2023

Approved as to form by:




Jenine A. Lindsey, Interim General Counsel

THE CHARTER SCHOOL:

EDUCATION FOR CHANGE

ON BEHALF OF

COX ACADEMY

By: _____ 

Name: Larissa Adam (9/21/23)

Title: Superintendent of Schools

Title: _____

THE CHARTER SCHOOL: **COX ACADEMY**

BY: **EDUCATION FOR CHANGE, ON BEHALF OF COX ACADEMY**

By: _____ *Sundar Chari*

Name: Sundar Chari

Title: Chief Strategy Officer

Exhibit A

Funding Agreement
(attached)

Exhibit B

Facilities Use Agreement
(attached)

**CHARTER SCHOOL FACILITIES AGREEMENT
FOR A TERM OF July 1, 2024 through June 30, 2028**

THIS CHARTER SCHOOL FACILITIES AGREEMENT (hereinafter referred to as this “Agreement”) is made and entered into as of September 13, 2023 (hereinafter referred to as the “Date of this Agreement”), by and between the Oakland Unified School District, a California Public School district (hereinafter referred to as the “District”) and Education for Change, Inc., a California non-profit public benefit corporation (“EFC”) operating Cox Academy (the non-profit corporation and Cox Academy are hereinafter collectively referred to as “CHARTER SCHOOL,” except that the District and EFC agree and understand that any debts or other liabilities incurred under this Agreement can only be satisfied with the assets and insurance coverage of Cox Academy, and that the assets of any other charter school operated by EFC cannot be used for that purpose), for use of those certain facilities located at 9860 Sunnyside St., Oakland, CA 94603, as more fully specified and described in Exhibit “A” attached hereto (hereinafter referred to as “Site”).

RECITALS

WHEREAS, the District intends to provide facilities to the CHARTER SCHOOL, and the CHARTER SCHOOL intends to obtain its facilities from the District for the operation of Cox Academy in lieu of an allocation of facilities pursuant to California Proposition 39 (Education Code section 47614) and its implementing regulations (“Proposition 39”).

WHEREAS, the District has found that the CHARTER SCHOOL’s use and occupation of the Site as set forth herein in lieu of Proposition 39 are authorized under Education Code section 47614, as implemented by 5 C.C.R. section 11969.1(b), provides that “[i]f a charter school and a school district mutually agree to an alternative to specific compliance with any of the provisions of this article, nothing in this article shall prohibit implementation of that alternative.”

WHEREAS, the parties intend that CHARTER SCHOOL may make certain improvements to portions of the Site, as set forth more fully herein, with CHARTER SCHOOL bearing all the costs of making such improvements, except as expressly set forth herein, and bearing full responsibility for compliance with all legal requirements in the course of making such improvements.

NOW, THEREFORE, for and in consideration of the facilities use payments and of the covenants and agreements hereinafter set forth to be kept and performed by the CHARTER SCHOOL, the District hereby grants use to the CHARTER SCHOOL of the Site, subject to and upon all of the terms, covenants, and agreements hereinafter set forth. It is the intent of the parties that this written agreement supersede all previous facilities agreements, written or unwritten, related to the use and occupation of the Site by the CHARTER SCHOOL.

APPLICABILITY

This Agreement shall only relate to District’s provision of facilities for Cox Academy.

1. **SITE**

The CHARTER SCHOOL currently shares outdoor portions of the Site with a District-operated school (“Shared Space”) and has exclusive use of certain other portions of the Site (“Dedicated Space”) (including, without limitation, all improvements located thereon) located at 9860 Sunnyside St., Oakland, CA 94621 and set forth in **Exhibit “A”** hereto. However, the terms of Education Code section 17078.52 *et seq.* (“Proposition 51”), and the Charter School’s “Right to Make Improvements” under Section 3.D of this Agreement, shall only apply to the “Proposed Site Development Area” shown within **Exhibit A** hereto, and the facilities contained therein. **Nothing in this Agreement shall be construed to give the Charter School any rights conferred under the Charter School Facilities Program (Cal. Code Regs. Tit. 2, §§ 1859.160 et seq.) or Proposition 51 to, or any rights to make improvements to, any area outside of the Proposed Site Development Area.**

The District hereby grants to the CHARTER SCHOOL the right to joint use of the following spaces solely for the purposes to perform CHARTER SCHOOL’s activities on the terms and conditions set forth herein:

The CHARTER SCHOOL shall have shared use of the Shared Space throughout the Term of the Agreement, to be negotiated with the District-operated school at the Site. Each school will have proportional access to the Shared Space based on its projected enrollment for the then-current school year, the schedule for which shall be negotiated between the two schools prior to the start of each school year; provided, however, that neither the District-operated school, nor CHARTER SCHOOL, shall ever have their access restricted to less than 35% of the time to the Shared Space.

District shall not be liable for any personal injury suffered by CHARTER SCHOOL or CHARTER SCHOOL’s students, employees, agents, visitors, invitees and guests, except where such damage is caused by the District’s gross negligence or intentional misconduct. CHARTER SCHOOL acknowledges that District has not made and is not making any warranties whatsoever with respect to parking, or the availability of parking at the Site.

2. **TERM**

Prior to and during construction of the Eligible Improvements, as defined below, CHARTER SCHOOL shall have exclusive use and occupation of the Dedicated Space set forth in Exhibit “A,” as well as a non-exclusive use of the Shared Space, as negotiated between CHARTER SCHOOL and the District-operated school located on the Site. Immediately upon the completion of the Eligible Improvements, CHARTER SCHOOL shall occupy the newly constructed Eligible Improvements and any other Dedicated and Shared Spaces identified in Exhibit A for Charter School’s occupancy after completion of the Eligible Improvements. These Eligible Improvements shall be included in the Site for the remainder of this Agreement.

The term of this Agreement shall align with the current charter term for Cox Academy, commencing on July 1, 2024 and ending on June 30, 2028, subject to earlier termination as set forth in this Agreement (“Initial Term”). Should the State legislation extend the current charter term, the Initial Term will also extend to match the expiration of that term. The CHARTER SCHOOL shall

also have the right to extend the Term of this Agreement concurrent with renewal of its charter petition (“Extension”), and each renewal of this Agreement shall be for the length of that concurrent charter term (each extension shall be an “Extension Term”, and the Initial Term and Extension Term(s) together are referred to as the “Term”). Should the State legislation extend any of the charter terms during an Extension Term, the then-current Extension Term will also extend to match the expiration of that term. The Charter School will exercise each Extension Term by giving the District written notification of its desire to do so no later than July 1 of the last fiscal year of the term preceding the applicable Extension Term. In no case shall the Term of the Agreement, as extended by Extensions, or otherwise, exceed thirty-five years. If the last Extension exercised by CHARTER SCHOOL would extend the Term beyond thirty five (35) years, the Term of this Agreement shall terminate on June 30, 2059. At the time CHARTER SCHOOL gives the District its written notification to exercise one of the Extension Terms, the District or CHARTER SCHOOL may indicate its desire to meet and confer regarding the potential renegotiation of the terms of this Agreement and the parties shall meet and confer in good faith regarding whether there are revisions to terms of the Agreement that both Parties agree to. If both parties agree to revisions to the terms of the Agreement, the parties shall execute an amendment to this Agreement memorializing same.

This Agreement terminates automatically if CHARTER SCHOOL’s program ceases to operate after a revocation, nonrenewal or surrender of CHARTER SCHOOL’s charter, and all statutory, administrative, and non-judicial appeals have been exhausted. CHARTER SCHOOL shall quit the Site and Proposed Site Development Area and remove its possessions therefrom as of the effective date of termination, or upon the expiration of this Agreement, whichever is earlier. CHARTER SCHOOL shall have no obligations under this Agreement as of the effective date of the termination, except for those obligations set forth herein, and except for those obligations that expressly or impliedly survive the termination of this Agreement.

Upon timely notice to the District that the CHARTER SCHOOL wishes to exercise an Extension, CHARTER SCHOOL shall contact the District to request a meeting with the District Superintendent or his/her designee to discuss whether the parties desire to amend any terms of this Agreement pursuant to the terms of this Section. In the alternative, CHARTER SCHOOL may make a Proposition 39 request for facilities for the year following the earlier termination or expiration of the Agreement.

The District and CHARTER SCHOOL shall, upon mutual written agreement, execute an amendment to this Agreement to include any terms specifically required by the California School Finance Authority or Office of Public School Construction as a condition of Charter School’s receipt of funding under Charter School Facilities Program (Proposition 51) for the construction or rehabilitation of facilities during the Term of this Agreement.

3. **CHARTER SCHOOL’S OBLIGATIONS**

A. Rent

In recognition of the substantial financial commitment that CHARTER SCHOOL is making to improve the District’s asset, as well as the long-term debt being incurred by the

CHARTER SCHOOL for same, the CHARTER SCHOOL shall pay an additional yearly fee pursuant to Education Code Section 47613(b), in addition to the oversight fee charged by District pursuant to Education Code Section 47613(a), as occasionally amended, which is currently set at 1%, payable to the District's general fund.

For Year 1 of the Term through the school year that CHARTER SCHOOL's loan repayment for the Proposition 51 funds received by CHARTER SCHOOL in order to accomplish the Project, as defined below, commences with the State ("Term of Initial Payment"), the CHARTER SCHOOL will pay the District's pro rata fee amount, based on the 2023-2024 Year square footage, as determined pursuant to Proposition 39 and as that pro rata fee amount is calculated on a school year to school year basis. CHARTER SCHOOL shall pay the pro rata fee consistent with the District's then-current method of calculating and charging such fees in compliance with Prop. 39, which practice is currently to charge pro rata share fees based solely on the building square footage of the Site and excluding any outdoor space.

After the Term of Initial Payment is over, for all enrollment attending the CHARTER SCHOOL at the Site, CHARTER SCHOOL shall pay the following facilities use fee for the square footage of the Dedicated Space and proportional use of the Shared Space on a yearly basis in addition to the oversight fee charged by District pursuant to Education Code Section 47613(a), as occasionally amended:

1. For the school year following expiration of the CHARTER SCHOOL's obligation to pay the District's pro-rata fee, as described above, through Year 15 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 0.5% of CHARTER SCHOOL's yearly revenue, as defined in Education Code Section 47613(b) and (f).
2. For Years 16-25 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 0.75%.
3. For Years 26-35 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 1%.

For any school year in which the percentage of out of District students enrolled at the CHARTER SCHOOL is greater than ten percent (10%), for all out of District enrollment attending the CHARTER SCHOOL, the CHARTER SCHOOL shall, instead of the yearly fee schedule described in 3.A.1 through 3.A.3, pay the following facilities use fee for the Dedicated Space and proportional use of the Shared Space on a yearly basis in addition to the oversight fee charged by DISTRICT pursuant to Education Code Section 47613(a) and all other applicable law, and the facilities use fee described in 3.A.1 through 3.A.3 will be paid for in-district students:

4. For the school year following expiration of the CHARTER SCHOOL's obligation to pay the District's pro-rata fee, as described above, through Year 15 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the

amount of 0.95% of CHARTER SCHOOL's yearly revenue, as defined in Education Code Section 47613(b) and (f).

5. For Years 16-25 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 1.2%.
6. For Years 26-30 of the Term, the CHARTER SCHOOL shall pay a yearly fee in the amount of 1.45%.

After the CHARTER SCHOOL commences occupancy of the Project, the CHARTER SCHOOL will also pay a Portable Fee. The Portable Fee will be the square footage of the area of Exhibit A to this Agreement that is labeled as "Proposed Site Development Area - that will revert to Shared Space if buildings are permanently removed" that is covered by a building multiplied by two dollars (\$2.00) per square foot per year. The dollar per square foot rate shall increase by three percent (3%) per school year.

B. Notwithstanding the above, and instead of the facilities use fees specified under sections 3.A.1 through 3.A.6, after the CHARTER SCHOOL has repaid its debt to the State of California through the Charter School Facilities Program through the remainder of the Term, the CHARTER SCHOOL shall pay a yearly facilities use fee of 2% for all in-District enrollment attending the CHARTER SCHOOL, and 2.45% for all out-of-District enrollment attending the CHARTER SCHOOL.

C. The payments described in Paragraph 3.A and Paragraph 3.B shall be made in quarterly installments payable upon invoice by the District. If any of the payments described in Paragraph 3.A and Paragraph 3.B is made more than fifteen (15) days late, District shall notify the CHARTER SCHOOL and may assess a late fee of 1% (one percent) of the installment payment due and interest shall accrue after the installment payment is thirty (30) days late at the rate of 5% (five percent) per annum. The payment of late fees and/or interest shall not by itself excuse or cure any default by CHARTER SCHOOL, and shall not estop the District from commencing legal action to regain possession of the facilities based on default by CHARTER SCHOOL under Section 11 of this Agreement.

D. CHARTER SCHOOL's Right to Make Improvements on the Proposed Site Development Area.

1. CHARTER SCHOOL shall have the right and obligation, with the exceptions set forth herein, to make some or all of the improvements set forth in Exhibit B (collectively the improvements are referred to as the "Eligible Improvements," and construction of some or all of the improvements is referred to as the "Project") only on the Proposed Site Development Area at its own expense and using Proposition 51 funds.

Notwithstanding the foregoing, unless the CHARTER SCHOOL terminates this Agreement pursuant to section 3.D.2, the CHARTER SCHOOL agrees that it will expend Proposition

51 funds in the amount of no less than 10 million dollars (\$10,000,000.00) to complete the Project.

2. At any time within the first five (5) years of this Agreement, CHARTER SCHOOL at its option, and without any penalties, damages or other compensation to the District, may abandon or elect not to proceed with the Project if CHARTER SCHOOL is unable to obtain approval for Proposition 51 funding, and alternate financing is not available on terms acceptable to both Parties, or CHARTER SCHOOL has reasonably determined that the Project is not feasible, in which case the Term of this Agreement shall automatically terminate on June 30 of the following fiscal year. If the CHARTER SCHOOL elects to abandon or not to proceed with the Project, the CHARTER SCHOOL may submit a request for Proposition 39 facilities during the school year that begins in the fall as per the Proposition 39 implementing regulations for an allocation of facilities from the District for the following school year, if the CHARTER SCHOOL has submitted a timely Proposition 39 request for facilities, and CHARTER SCHOOL shall continue to occupy its space on the Site until it occupies its allocated space under Proposition 39. The Eligible Improvements, if made, shall become the property of the District at the end of the Term of this Agreement (including any options or mutually agreed-to extensions).

3. All improvements, including Eligible Improvements, are subject to the following procedures and requirements:

a. CHARTER SCHOOL must bear financial responsibility for all improvements, and must hold the District harmless for claims for payment by any contractors, subcontractors or other parties, as well as any liens assessed as result of work performed. CHARTER SCHOOL agrees to defend and indemnify the District against any claims arising out of or related to performance of the work related to the improvements, subject to Section 8 (“Indemnification”) of this Agreement CHARTER SCHOOL agrees to bear responsibility for paying for and performing any required unanticipated upgrades related to disability access triggered by the performance of any work done by CHARTER SCHOOL.

b. CHARTER SCHOOL must follow all applicable procurement laws with respect to the Eligible Improvements; issue requests for proposals for all projects to obtain competitive pricing ; adhere to prevailing wage laws; and shall make best efforts to comply with the local hiring requirements in accordance with District Administrative Regulation and Board Policy 7115 (“Capital Program / Construction Related Local, Small Local and Small Local Resident Business Enterprise Program, and Board Policy”); and adhere to all applicable minimum wage requirements.

c. CHARTER SCHOOL’s contractors shall be duly licensed in the State of California.

d. The District reserves the right to review CHARTER SCHOOL’s selection of contractors. Contract prices are subject to District approval, which shall not be unreasonably withheld. Contractors retained by CHARTER SCHOOL with respect to the construction or installation of improvements shall be fully licensed and bonded as required by law and must maintain levels of casualty, liability and workers’ compensation insurance and performance and payment bonds consistent with District construction requirements. The District shall be named as an additional insured on any applicable insurance policies and bonds. CHARTER SCHOOL shall bear full responsibility

for ensuring that the construction or installation of improvements shall be performed in a sound and workmanlike manner, in compliance with all laws applicable to public schools including building codes and prevailing wage laws.

e. The CHARTER SCHOOL agrees to provide a copy of documentation related to the work, including requests for proposals, bids/proposals, schematic designs, specifications, work plans, work schedules, change orders, etc.

f. All work performed, including designs (if applicable), specifications, work plans and work schedules, and/or amendments to any of these, are subject to the District's prior approval, which may not be unreasonably withheld if the work performed consists of the Accessibility and Safety Improvements (as defined in Exhibit B), and is located within the Proposed Site Development Area contemplated in Exhibit A, and upon approval, District shall be granted the right to periodic inspection upon District's request; provided, however, that District has the sole discretion to reject the proposed work if the CHARTER SCHOOL's proposed work shall have a material negative impact on the District program located on the Site. CHARTER SCHOOL shall comply with all DISTRICT facilities design standards to the extent reasonably feasible and as required by the Division of State Architect ("DSA"). Every contract for work shall include a provision for liquidated damages based on any delay in completion. Scheduling of work, including the work for the Eligible Improvements, shall be coordinated with and agreed to in advance by the District in order to minimize disruptions or interference with school operations or activities at the Site to the maximum extent feasible. If the work is not timely completed in accordance with the approved work schedule, CHARTER SCHOOL shall pursue liquidated damages pursuant to the contract and will remit fifty percent (50%) of any liquidated damages received by CHARTER SCHOOL to the District.

g. CHARTER SCHOOL shall provide and pay for project management for all work performed, subject to compliance and progress reports to the District as requested by the District.

h. CHARTER SCHOOL shall bear the exclusive responsibility, and bear the exclusive cost for, full compliance with any and all improvements or modifications made under this Agreement with all legal requirements, including but not limited to the Field Act (Education Code section 17280 et seq.); all requirements of DSA; any other applicable Building Code requirements; the California Environmental Quality Act (Government Code section 21000 et seq.) ("CEQA"); Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 and applicable State law governing access to facilities; and any applicable federal, local and state requirements governing building construction, building occupancy, fire safety, food storage and preparation. Notwithstanding the foregoing, District assumes full responsibility for all DSA tickets that were open as of the date the Agreement was executed.

i. CHARTER SCHOOL shall be responsible for maintaining required fire and smoke detection/alarm systems and all telephone and data communication lines.

j. CHARTER SCHOOL shall pay its proportionate share (based on building square footage) of all utilities charges for the Site. For purposes of this Agreement, utilities include water, irrigation, gas, electricity, trash pick-up, and sewage fees. The District shall furnish the

utilities that provide for heating, ventilation and air-conditioning, gas, electricity, water, and sewer, except that CHARTER SCHOOL will furnish its own telephone service, data and communication lines and service, and fire alarm and interior and exterior Site security services. District shall invoice the CHARTER SCHOOL for its proportional share of utilities costs. CHARTER SCHOOL shall make payment to reimburse the District within thirty (30) days of receipt of an invoice.

CHARTER SCHOOL agrees that the District shall not be liable for damages, by abatement of rent or otherwise, for the discontinuance, failure or interruption of any utility or other service (including telephone and telecommunication services), or for any diminution in the quality or quantity thereof; and such discontinuance, failure or interruption shall never be deemed to constitute an eviction or disturbance of CHARTER SCHOOL's use and possession of the Site or Proposed Site Development Area or relieve CHARTER SCHOOL from paying rent or other fees, costs or other amounts due and owing under this Agreement.

k. CHARTER SCHOOL shall pay any assessment on the Site, including any improvements which CHARTER SCHOOL constructs or causes to be constructed under this Agreement, whether real estate, general, special, ordinary or extraordinary, or rental levy or tax, improvement bond, and/or fee imposed upon or levied against the Site or CHARTER SCHOOL's legal or equitable interest created by this Agreement, and the taxes assessed against and levied upon CHARTER SCHOOL's alterations and utility installations that may be imposed by any authority having the direct or indirect power to tax and where the funds are generated with reference to the Site address and where the proceeds so generated are applied by the city, county or other local taxing authority having jurisdiction. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

l. Subject to and in accordance with Section 8 of this Agreement, CHARTER SCHOOL agrees to defend and indemnify the District against any and all claims arising out of any and all improvements that it makes under this Agreement in accordance with Section 8 ("Indemnification") of this Agreement.

m. Section 6.B of this Agreement ("Alterations and Additions") shall apply to any and all improvements performed by CHARTER SCHOOL under this Agreement, provided that if there is a conflict between Section 6.B and this Section 3.D, the provisions of this Section 3.D shall prevail.

n. CHARTER SCHOOL shall keep the Site and Proposed Site Development Area and any facilities built thereon free from any liens arising out of any work performed, materials furnished or obligations incurred by or on behalf of CHARTER SCHOOL. Notwithstanding anything stated herein to the contrary, if CHARTER SCHOOL fails to promptly release and remove any such lien, District, at its sole option, may immediately (but shall not be obligated to) take all action necessary to release and remove such lien, without any duty to investigate the validity thereof, and all sums, costs and expenses, including reasonable attorneys' fees and costs, incurred by District in connection with such lien shall be immediately due and payable by CHARTER SCHOOL.

o. CHARTER SCHOOL shall not uninstall or remove any fixtures or improvements made at the Proposed Site Development Area or Site, if such removal or de-installation will materially adversely affect the structure of any of the Buildings, without prior written approval of the District.

p. CHARTER SCHOOL may only make improvements to facilities within the Proposed Site Development Area. CHARTER SCHOOL shall be expressly prohibited from making alterations, additions, improvements, or modifications not exclusively contained within CHARTER SCHOOL's Proposed Site Development Area. Notwithstanding the foregoing, District acknowledges and agrees that certain improvements may be required to the road owned by the City of Oakland, and the District agrees to reasonably cooperate with CHARTER SCHOOL to obtain any approvals required with respect to such improvements, all in accordance with Section 3.D.3 of this Agreement.

q. CHARTER SCHOOL acknowledges that the District holds title to the Site, the Proposed Site Development Area, and all existing facilities, structures, fixtures, and appurtenances thereto. The District shall hold title to any Eligible Improvements made by CHARTER SCHOOL, including but not limited to those that are constructed with Proposition 51 funds. All Eligible Improvements at the expiration or earlier termination of the Term of this Agreement, or any options or mutually agreed to extensions, shall become District's property. Except as set forth herein with respect to the Eligible Improvements, CHARTER SCHOOL expressly waives any liens, encumbrances, rights in equity, or any other claim of ownership or title thereto based upon any improvements made by CHARTER SCHOOL.

r. Within 30 days of the completion of work, CHARTER SCHOOL shall cause a Notice of Completion to be recorded in the office of the Recorder of Alameda County in accordance with Section 3093 of the Civil Code of the State of California or any successor statute, and CHARTER SCHOOL shall deliver to the District within 30 days of the recordation of the Notice of Completion a reproducible copy of the "as built" drawings, which will be prepared by the architect to include the initial drawings stamped by the California Division of State Architect plus any subsequent field changes, plus any subsequent approvals from the California Division of State Architect, if applicable.

s. Except as specifically agreed upon between the District and CHARTER SCHOOL pursuant to this Agreement, CHARTER SCHOOL shall not construct any alterations, additions, or improvements on the Site or the Proposed Site Development Area that would cause an increase in the Site's and/or the Proposed Site Development Area's capacity. "Capacity" for purposes of this section shall be calculated in accordance with Education Code section 17071.10, et seq., except that the assumed capacity of each teaching station as referenced in section 17071.10(a)(2)(A) shall be calculated using 33.5 pupils for each teaching station used for transitional kindergarten, kindergarten or grades TK to 5, inclusive, and all portable classrooms shall be considered "permanent teaching stations" in the calculation of capacity for purposes of this Agreement. Notwithstanding the above, and subject to all other terms of this Agreement, CHARTER SCHOOL may construct additional facilities for uses other than as general education classrooms (including but not limited to an outdoor play structure that is shared with the District-operated school at the site, special education spaces,

resource or other support spaces, library or computer lab space, administrative space, or space for pre-kindergarten) if permitted by the District in writing, which permission may not be unreasonably withheld subject to those limitations identified in paragraph 3.D.3.f above.

4. Approvals. CHARTER SCHOOL shall submit all requests for approval under this Section 3.D.4 to the Office of the General Counsel by email. District shall respond to the request for approval within ten (10) business days. If District fails to respond to the request for approval within ten (10) business days, a District employee with the approval authority will attend a meeting or conduct a conference call with CHARTER SCHOOL within five (5) business days after expiration of the above ten-day period to review and approve, or disapprove, the requests.

5. Compliance with California Environmental Quality Act. District agrees to act as “lead agency” for any required compliance with the California Environmental Quality Act (Pub. Resources Code, §§ 21000, et seq., Cal. Code Regs., tit. 14, §§ 15000, et seq. (“CEQA”), including any determination that the Project qualifies for an exemption from CEQA, using all appropriate and necessary documents, which will be prepared by CHARTER SCHOOL or its consultants. District shall retain authority over review and approval of such documents, and shall not be responsible or liable for errors in and/or omissions from such documents by CHARTER SCHOOL or its consultants. CHARTER SCHOOL agrees to enter into a reimbursement agreement with the District, if necessary, and fund all reasonable costs of third party professionals and consultants necessary to comply with CEQA. In the event of any legal challenge to the Project under CEQA, District agrees to tender its defense of such challenge to CHARTER SCHOOL and to cooperate promptly thereafter as requested by CHARTER SCHOOL. Except where caused by the District’s negligence or misconduct, CHARTER SCHOOL agrees to indemnify, defend by counsel approved by the District in writing (such approval not being unreasonably withheld or delayed), and hold harmless the District, its employees, officers, governing board and members thereof, agents, and representatives, from and against any claims, liabilities, losses, costs, or damages arising out of or resulting from any claim or contention arising out of this Agreement, or CHARTER SCHOOL’s use of the Site or construction of any Eligible Improvements or alterations thereon, including but not limited to, any third party challenge or contention based on CEQA.

6. District Cooperation. District will reasonably and timely cooperate with CHARTER SCHOOL in connection with the processing by District of all third party and governmental approvals and permits required in order to construct the Eligible Improvements; provided, that such cooperation does not obligate the District to incur any costs, and any costs to process any third party or governmental approvals and permits shall be borne solely by CHARTER SCHOOL. District acknowledges that District’s agreement to provide such cooperation is a material inducement to CHARTER SCHOOL’s agreement to enter into this Agreement and that such cooperation shall include timely, reasonable, and prompt actions as may be reasonably required to enable CHARTER SCHOOL to process such approvals and permits. Such cooperation shall include, without limitation, executing, as may be requested by any governmental authority having jurisdiction over the Site or Proposed Site Development Area, applications, permits or approvals required for the construction of the Eligible Improvements. In addition, after completion of the Project, if CHARTER SCHOOL uses non-Prop. 51 funds to construct additional facilities on the Site or Proposed Site Development Area with the District’s approval pursuant to Section 6.B, at CHARTER SCHOOL’s request, the District and CHARTER SCHOOL will meet and confer to amend this Agreement confirming that Prop. 51 funds

were not used to perform the improvements, in a form that will enable the CHARTER SCHOOL to receive rent or lease reimbursements through the Charter School Facility Grant Program. In addition, if the CHARTER SCHOOL elects to seek reimbursement through the Charter School Facilities Incentive Grant Program, the District will, at no cost to the District, cooperate with the CHARTER SCHOOL in providing any documentation related to this Agreement to enable the CHARTER SCHOOL to apply for and confirm eligibility for the CSFIG.

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4. USE

A. Independence of Operation. District acknowledges that CHARTER SCHOOL is governed by CHARTER SCHOOL's own board of directors, which has the sole responsibility for determining the policies and operations of CHARTER SCHOOL in accordance with its charter.

B. Use. The facilities on the Site and Proposed Site Development Area shall be used and occupied by CHARTER SCHOOL for the sole purpose of operating a California public charter school and all its related school activities and for no other purpose without the prior written consent of District, except that the District acknowledges and agrees that one of the classrooms on the Site may continue to be used as a health clinic benefitting its students, operated by CHARTER SCHOOL or a third party approved by the District, which shall not be unreasonably withheld, for the Term. In addition, the District acknowledges and agrees that the CHARTER SCHOOL currently uses one of its classrooms as a Family Resource Center ("FRC") for its families, and that it may continue to do so (operated by a third party or the CHARTER SCHOOL) for the Term. CHARTER SCHOOL's compliance with the provisions of the Civic Center Act (Education Code Section 38131, et seq.) in making use of the Site and Proposed Site Development Area accessible to members of the community shall be included in the permissible uses of the Site and Proposed Site Development Area under this Agreement. CHARTER SCHOOL ACKNOWLEDGES AND AGREES (I) THAT, EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH HEREIN, IN ENTERING INTO THIS AGREEMENT, THE CHARTER SCHOOL HAS NOT RELIED ON ANY REPRESENTATION, STATEMENT, OR WARRANTY BY DISTRICT, OR ANYONE ACTING FOR OR ON BEHALF OF DISTRICT, AND THAT ALL MATTERS CONCERNING THE SITE AND PROPOSED SITE DEVELOPMENT AREA HAVE BEEN INDEPENDENTLY VERIFIED BY CHARTER SCHOOL; (II) THAT CHARTER SCHOOL IS TAKING/CONTINUING POSSESSION OF THE SITE AND PROPOSED SITE DEVELOPMENT AREA BASED ON ITS OWN INSPECTION AND EXAMINATION THEREOF AND ON AN "AS IS" BASIS; AND (III) THAT DISTRICT MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE WITH RESPECT TO THE SITE AND PROPOSED SITE DEVELOPMENT AREA.

C. Restrictions. CHARTER SCHOOL shall have no rights to the air above or the subjacent terrain below any area of the Site or Proposed Site Development Area outside of CHARTER SCHOOL's Site or Proposed Site Development Area.

D. Uses Prohibited.

1. CHARTER SCHOOL shall not do or permit anything to be done in or about the Site or Proposed Site Development Area nor bring or keep anything therein which would fall under an exclusion from coverage or cause a cancellation of any insurance policy covering said Site or Proposed Site Development Area or any part thereof or any of its contents, nor shall CHARTER SCHOOL sell or permit to be kept, used, or sold in or about said Site or Proposed Site Development Area any articles which may be prohibited by a standard form policy of fire insurance.

2. Neither party shall do or permit anything to be done in or about the Site or Proposed Site Development Area that will in any way obstruct or interfere with the rights of the other party or injure or annoy the other party or use or allow the Site or Proposed Site Development Area to be used for any unlawful or objectionable purpose nor shall either party cause, maintain or permit any nuisance in or about the Site or Proposed Site Development Area. Neither party shall not commit or suffer to be committed any waste in or upon the Site or Proposed Site Development Area.

3. CHARTER SCHOOL shall not use the Site or Proposed Site Development Area or permit anything to be done in or about the Site or Proposed Site Development Area that will in any way conflict with any applicable law, statute, ordinance or governmental rule, or regulation now in force or which may hereafter be enacted or promulgated, or with CHARTER SCHOOL's charter. CHARTER SCHOOL shall comply with District policies and/or procedures or practices regarding plant operations at the Site or Proposed Site Development Area. District will provide CHARTER SCHOOL with copies of all relevant written plant operations policies. District will provide any such written policies that are amended during the term of the Agreement.

E. No Increases in Enrollment. The Parties enter this Agreement with the intent to provide safe facilities to the CHARTER SCHOOL and to ensure that the CHARTER SCHOOL's facilities are safely occupied and not at over-capacity, as well as to ensure the safety of the District's students that are also housed at the shared Site. Therefore, the CHARTER SCHOOL will not exceed the enrollment of five-hundred and fifty (550) students.

F. Remedies for Overallocation of Facilities.

1. Once the Eligible Improvements are constructed and occupied by CHARTER SCHOOL students, if CHARTER SCHOOL's total enrollment at P-2 in any given year drops to less than 400 students, CHARTER SCHOOL shall make all excess space available to the DISTRICT for DISTRICT use, including for allocation to other charter schools pursuant to Prop. 39. For the purposes of this subdivision, any reclamation of facilities shall take place in the following school year. If this provision is triggered, for the following school year, the DISTRICT and CHARTER SCHOOL shall calculate the amount of space to be made available to the DISTRICT in the following year as follows:

a. The DISTRICT and CHARTER SCHOOL shall calculate the number of teaching stations, and the total square footage of specialized classroom and non-teaching station space, which the CHARTER SCHOOL would be entitled to pursuant to Title 5, California Code of Regulations Section 11969.3(a) and (b), using the CHARTER SCHOOL's P-2 ADA and the District's

P-2 ADA and comparison school usage information for that year (“Facility Entitlement”).

b. The DISTRICT and CHARTER SCHOOL shall compare the Facility Entitlement to the number of teaching stations, and the total square footage of specialized classroom and non-teaching station space allocated to CHARTER SCHOOL under this Agreement (“Facility Allocation”), and subtract the Facility Entitlement from the Facility Allocation (“Overallocation Facilities”).

c. The CHARTER SCHOOL shall be required to make available for DISTRICT use, including for allocation to other charter schools pursuant to Prop. 39, all teaching stations, and all specialized classroom and non-teaching station space square footage, that is 10% above the Overallocation Facilities. As an example but not a limitation, if the DISTRICT and CHARTER SCHOOL determine that the Overallocation Facilities includes ten (10) teaching stations and 5,000 square feet of specialized classroom space, the DISTRICT shall be entitled to reclaim for its use nine (9) teaching stations and 4,500 square feet of specialized classroom space.

d. If the District elects to place another charter school on the Site, the co-located charter school shall pay the pro rata share for its use of the space, calculated pursuant to Title 5, California Code of Regulations Section 11969.7, directly to the CHARTER SCHOOL.

e. For the purposes of implementing this Overallocation provision, and for the purposes of determining whether an overallocation exists under this provision, the parties shall use all facilities occupied by the Charter School, whether or not they were subsidized by Proposition 51 funding. In the event that the District reclaims facilities under this provision, the District may only reclaim space that was not constructed or improved using Proposition 51 funding.

f. The CHARTER SCHOOL and the DISTRICT, and any co-located charter school if applicable, shall work together collaboratively to identify the facilities to be reclaimed with the goal of minimizing the disruption to both programs.

g. If the CHARTER SCHOOL’s total enrollment at P-2 in any subsequent year rises to over four hundred (400) students, the CHARTER SCHOOL shall be entitled to reclaim the space used by the DISTRICT for its use until and if its total enrollment at P-2 in any subsequent year again falls to less than four hundred (400) students, in which case the process set forth in this Section shall be triggered. It is the intent of the Parties that this analysis will be performed on a yearly basis, such that any reclamation of space by the DISTRICT shall be in one year increments.

G. Representations and Covenants. CHARTER SCHOOL represents and covenants that, as of the date hereof and during the entire term hereof:

1. Organization. It is and shall remain a California non-profit public benefit corporation, duly organized, qualified to do business and in good standing in California and any other jurisdiction where the nature of its operations require it to be so qualified.

2. Tax-Exempt Status. It has obtained, and shall maintain in full force and effect, all required approvals, consents and qualifications to be a not for profit entity under Section

501(c)(3) of the Internal Revenue Code and comparable provisions of California law.

3. Charter. It has obtained and shall maintain a valid charter to operate Cox Academy.

H. Student Discipline. The District and the CHARTER SCHOOL will collaborate to resolve any student disciplinary issues that involve students and/or the personal property of both the CHARTER SCHOOL and other District programs. The District shall otherwise have no responsibility as it relates to student discipline of CHARTER SCHOOL students.

5. **FURNISHINGS AND EQUIPMENT**. CHARTER SCHOOL shall be solely responsible for providing its own furnishings and equipment at its Site, except that all furnishing and equipment at the Site previously provided by the District shall not be removed by the District. District shall have no obligation to provide additional furnishings or equipment to CHARTER SCHOOL.

6. **MAINTENANCE AND REPAIRS; ALTERATIONS AND ADDITIONS**

A. Maintenance and Repairs. The ongoing daily operations and maintenance of the facilities and equipment on the Site is the responsibility of CHARTER SCHOOL. CHARTER SCHOOL and CHARTER SCHOOL's agents and employees shall observe and comply fully and faithfully with all policies, rules, and regulations adopted by the District for the maintenance, care, protection, and cleanliness, and operation of the Site (except where the District's practice is different from its policies, rules and regulations, in which case the CHARTER SCHOOL will comply with the District's practice), and the facilities, furnishings and equipment thereon, and shall comply with all applicable laws. CHARTER SCHOOL's students, visitors, and invitees shall observe and comply fully and faithfully with all policies, rules, and regulations adopted by the District for the use and care of the Site. The District will provide CHARTER SCHOOL with copies of all relevant written use, care, maintenance and operations policies. The District will provide any such written policies that are amended during the term of the Agreement.

B. Alterations and Additions.

1. CHARTER SCHOOL must obtain prior written consent of the Superintendent or their designee for any alterations, additions or improvements that exceed \$50,000 or that involve "major repair or replacement of plumbing, heating, air conditioning, electrical, roofing, and floor systems, the exterior and interior painting of school buildings, the inspection, sampling, and analysis of building materials to determine the presence of asbestos-containing materials, the encapsulation or removal of asbestos-containing materials, the inspection, identification, sampling, and analysis of building materials to determine the presence of lead-containing materials, the control, management, and removal of lead-containing materials" under Education Code section 17582. Alterations, additions, or improvements are defined as changes that would be deemed to be a "fixture" (in accordance with California Civil Code section 660) to the Site, Proposed Site Development Area, or any part thereof without obtaining the prior written consent of District. Civil Code section 660 defines a fixture as follows: "A thing is deemed to be affixed to land when it is attached to it by roots, as in the case of trees, vines, or shrubs; or imbedded in it, as in the

case of walls; or permanently resting upon it, as in the case of buildings; or permanently attached to what is thus permanent, as by means of cement, plaster, nails, bolts, or screws; except that for the purposes of sale, emblements, industrial growing crops and things attached to or forming part of the land, which are agreed to be severed before sale or under the contract of sale, shall be treated as goods and be governed by the provisions of the title of this code regulating the sales of goods.”

2. Consent for alterations, additions, or improvements may be withheld in District’s reasonable discretion, provided the proposed alterations, additions, or improvements are subject to the limitations identified in paragraph 3.D.3.f above. District also has the sole discretion to impose as a condition to the aforesaid consent any reasonable requirements the District may deem necessary, including but not limited to, the manner in which the work is done, a right of approval of the contractor by whom the work is to be performed, the times during which the work is to be accomplished, the manner in which the work is inspected, and the requirement that upon written request of District prior to the expiration or earlier termination of the Agreement, CHARTER SCHOOL will remove any and all alterations, additions or improvements installed by CHARTER SCHOOL pursuant to this provision, except for the Eligible Improvements, and only if such removal requirement is set forth in writing at the time of District’s approval of the addition, alteration or improvement to be removed. District reserves the right to require approval of all terms, including but not limited to construction schedule, work hours, and modifications, as well as requiring licensing and bonding of contractors (including performance and payment bonds covering 100% of contract price), as well as compliance with applicable prevailing wage laws in relation to public works projects, all required approvals shall not be unreasonably withheld. CHARTER SCHOOL agrees to name District as an intended third party beneficiary of any contract for the construction of alterations, additions, or improvements made by CHARTER SCHOOL.

3. CHARTER SCHOOL is encouraged to incorporate Collaborative for High- Performance Schools standards into the design of all improvements made under this Agreement and is encouraged to incorporate all editions of the California Green Building Standards Code. In addition to the public notice and participation requirement of CEQA, CHARTER SCHOOL agrees to use reasonable efforts to promote community knowledge and participation in the project and improvements described herein and to designate a community liaison for the project. In order to provide economic opportunity for residents and businesses and stimulate economic development, CHARTER SCHOOL shall make its best efforts to comply with District Administrative Regulation and Board Policy 7115 (“Capital Program / Construction Related Local, Small Local and Small Local Resident Business Enterprise Program, and Board Policy,” though it shall adopt a local hiring and local small business participation program, and agree to at least 25% local hiring/local business participation for all improvements under this Agreement. CHARTER SCHOOL is encouraged to incorporate all sustainability guidelines under the Division of the State Architect’s 7x7x7: Design Energy Water sustainability initiative.

4. All such alterations, additions or improvements that were permitted to be made consistent with Section 6.A and 6.B shall at the expiration or earlier termination of the Agreement become the property of District and remain upon and be surrendered with the Site, unless the District requests its removal as specified in Section 6.B above.

5. All articles of personal property owned by CHARTER SCHOOL or installed by CHARTER SCHOOL at its sole expense on the Site shall be and will remain the property of CHARTER SCHOOL and may be removed by CHARTER SCHOOL at any time during the Agreement Term.

6. CHARTER SCHOOL shall be allowed to post signs that identify its location and name on the Site in a manner that is customary and equivalent to what other District school sites have established, and subject to District's prior approval.

7. ENTRY BY DISTRICT

District reserves the right to enter CHARTER SCHOOL's Site and Proposed Site Development Area to inspect the same, to supply any service to be provided by District to CHARTER SCHOOL hereunder, to submit said Site and Proposed Site Development Area to prospective purchasers or future tenants to post notices of non-responsibility and "for lease" signs, providing always that the entrance to the Site and Proposed Site Development Area shall not be blocked thereby, and further providing that the business of CHARTER SCHOOL shall not be unreasonably interfered with. Except in an emergency or a situation involving a threat to health and safety, the District will provide the CHARTER SCHOOL with at least 24 hours notice prior to entering on the Site or Proposed Site Development Area, and shall comply with the CHARTER SCHOOL's visitor policies when entering upon the Site or Proposed Site Development Area. CHARTER SCHOOL hereby waives any claim for damages for any injury or inconvenience to or interference with CHARTER SCHOOL's business, any loss or occupancy or quiet enjoyment of the Site or Proposed Site Development Area. For each of the aforesaid purposes District shall at all times have and retain a key with which to unlock all of the doors in, upon and about the Site and Proposed Site Development Area, excluding CHARTER SCHOOL's vaults and safes, and District shall have the right to use any and all means which District may deem proper to open said doors in an emergency, in order to obtain entry to the Site and Proposed Site Development Area, and any entry to the Site and Proposed Site Development Area obtained by District by any of said means, or otherwise, shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into or a detainer of the Site and Proposed Site Development Area, or an eviction of CHARTER SCHOOL from the Site or any portion thereof.

8. INDEMNITY

A. CHARTER SCHOOL shall indemnify, hold harmless, and defend the District, its Board Members, trustees, officers, administrators, attorneys, volunteers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, loss, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site or Proposed Site Development Area after District delivers possession of the Site or Proposed Site Development Area to the CHARTER SCHOOL, arising from CHARTER SCHOOL's use of the Site or Proposed Site Development Area, from the conduct of its business or from any activity, work, or other things done, permitted or suffered by CHARTER SCHOOL in or about the Site or Proposed Site Development Area; provided, however, that CHARTER SCHOOL shall not have any obligation to indemnify, hold harmless or defend the District, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any

injury, death or damage to any person or property occurring in, on or about the Site resulting from or arising out of the negligence or misconduct of the District, its trustees, officers, employees and agents.

B. District shall indemnify, hold harmless, and defend CHARTER SCHOOL, its Board Members, trustees, officers, administrators, attorneys, volunteers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, loss, expenses and costs related to or resulting from or arising from District's negligence or misconduct in connection with the conduct of its business or from District's negligence or misconduct in connection with the any activity, work, or other things done, permitted or suffered by District, its trustees, officers, employees and agents in or about the Site or Proposed Site Development Area; provided, however, that District shall not have any obligation to indemnify, hold harmless or defend the CHARTER SCHOOL, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site or Proposed Site Development Area resulting from or arising out of the negligence or misconduct of the CHARTER SCHOOL, its trustees, officers, employees and agents.

9. INSURANCE

Without in any way limiting Charter School's liability pursuant to the "Indemnification" section of this Agreement, CHARTER SCHOOL shall procure and maintain during the full term of this Agreement the following insurance amounts and coverage:

A. CHARTER SCHOOL'S Coverage. CHARTER SCHOOL will obtain its own insurance coverage and supply District certificates of insurance, with proof of insurance of at least the types and amounts recommended by the District's insurer based upon the standard coverage for a school of similar size and location, as follows:

1. Property insurance for the full replacement value of the Eligible Improvements.
2. Comprehensive or commercial general liability insurance with limits not less than Ten Million Dollars (\$10,000,000) each occurrence and \$20,000,000 (twenty million dollars) in the aggregate for bodily injury and property damage, which limits may be increased by three percent (3%) each year following the expiration of the Initial Term.
3. Comprehensive or Business Automobile Liability Insurance with limits not less than Two Million Dollars (\$2,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage including coverage for Owned, Non-owned and Hired Vehicles, as applicable. District reserves the right to require CHARTER SCHOOL to maintain limits required of other tenants on District property.

4. Workers' Compensation as required by law, with Employer's Liability limits not less than One Million Dollars (\$1,000,000) each.
5. Professional Liability (Errors and Omissions or Directors and Officers) Insurance with limits not less than Two Million Dollars (\$2,000,000) each occurrence.
6. Crime coverage for losses resulting from employee dishonesty naming the District as a loss payee with limits of no less than \$1,000,000 (one million dollars) per occurrence. Such coverage should be primary and noncontributory to any other coverage available to the District with respect to claims arising out of Charter School's performance under this Agreement.
7. If any policies are written on a claims-made form, CHARTER SCHOOL agrees to maintain such insurance continuously in force for three years following termination or revocation or termination of the Charter or extend the period for reporting claims for three years following the termination or revocation of the Charter to the effect that occurrences which take place during this time frame shall be insured. CHARTER SCHOOL shall be responsible, at its sole expense, for separately insuring its personal property.
8. CHARTER SCHOOL shall add the District as a named additional insured on its insurance policies related to the Site and Proposed Site Development Area, or those potentially covering any risk arising out of CHARTER SCHOOL's improvement of the Site and Proposed Site Development Area under this Agreement, to the extent permissible, and shall provide the District with certificates of insurance and endorsement page no later than 30 days prior to the commencement of instruction.

CHARTER SCHOOL bears exclusive responsibility for procuring insurance with respect to the improvements set forth in Section 3.D of this Agreement, including but not limited to liability, automotive, workers compensation, professional liability, and property insurance for any and all personal property and structures erected by the CHARTER SCHOOL.

B. District's Coverage. The District shall maintain the same levels of insurance on the Site (except for the Eligible Improvements) as it would maintain on the Site if it was an existing District school. The District is permissibly self-insured for all losses pursuant to California Education Code Section 17566. The District's election in this regard is sufficient to satisfy any and all legal obligations that require it to provide evidence of liability or property damage.

10. ASSIGNMENT AND SUBLETTING

A. CHARTER SCHOOL may not assign its rights or sublet any portion of the Site or Proposed Site Development Area without the written consent of the District. CHARTER SCHOOL shall not have the right to assign, mortgage, pledge, hypothecate, encumber, or permit any lien to

attach to, or otherwise transfer, this Agreement or any interest hereunder, permit any assignment, or other transfer of this Agreement or any interest hereunder by operation of law, sublet the Site or any portion or improvements or any part thereof, or otherwise permit the occupancy or use of the Site or Proposed Site Development Area or improvements or any part thereof by any persons other than CHARTER SCHOOL and its employees and contractors (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"), without first procuring the written consent of the District. Any Transfer made without the prior written consent of the District shall be null, void and of no effect, and shall constitute a default by CHARTER SCHOOL under this Agreement. Any Transferee approved by the District shall agree at all times to comply with the terms of this Agreement, including, without limitation, the continuous use of the Site or Proposed Site Development Area for the purposes set forth in this Agreement. Notwithstanding anything in this Section to the contrary, (i) CHARTER SCHOOL shall have the right to enter into license or concession agreements for the provision of services or goods to the students of CHARTER SCHOOL and/or to the educational programs operated by CHARTER SCHOOL, and (ii) CHARTER SCHOOL shall only have the right to assign this Agreement and all of its rights with respect to the Site and Proposed Site Development Area to an affiliate of CHARTER SCHOOL, in each case under clause (i) and (ii) above (A) with the consent of the District and (B) such license or concession agreement or assignment to an affiliate shall not be deemed a Transfer to the extent necessary to obtain funding under the Charter School Facility Grant program under Education Code section 47614.5. CHARTER SCHOOL shall receive approval of any such assignment from the DISTRICT either through a written amendment to this Agreement or a material revision to its Charter, which shall not be unreasonably withheld or delayed.

B. Although CHARTER SCHOOL shall have the exclusive use of the Dedicated Space and Proposed Site Development Area as provided for in this Agreement, CHARTER SCHOOL agrees to comply with the provisions of the Civic Center Act (Education Code section 38131 et seq.) in making use of the facilities accessible to members of the community. For purposes of compliance with the Civic Center Act with respect to the Site and Proposed Site Development Area, the CHARTER SCHOOL shall hold the same powers and obligations applicable to School District Boards of Trustees under Education Code sections 38130-38139.

11. DEFAULT; REMEDIES

A. Default. The occurrence of any of the following shall constitute a default and breach of this Agreement by CHARTER SCHOOL:

1. Any failure by CHARTER SCHOOL to make payments required to be paid hereunder, where such failure continues for thirty (30) days after receiving written notice of the failure to make payment.

2. Any failure by CHARTER SCHOOL to use and occupy the Site or Proposed Site Development Area for the operation of a charter school as required by this Agreement and/or the authorized charter petition. Notwithstanding the foregoing, the Parties acknowledge that Clinica de la Raza currently operates a health clinic on the Site, and that use of one of the classrooms as a health clinic, either operated by a third party or the CHARTER SCHOOL pursuant to Paragraph

4(B), is an approved use of the Site and Proposed Site Development Area.

3. Any failure by CHARTER SCHOOL to maintain insurance on the Site or Proposed Site Development Area as outlined herein or to provide evidence of insurance as required by this Agreement, and where the failure continues for thirty (30) days after receiving written notice of the failure to make payment or cancellation of insurance.

4. Any failure by CHARTER SCHOOL to observe and perform any other provision of this Agreement to be observed or performed by CHARTER SCHOOL, where such failure continues for thirty (30) days after receipt of written notice thereof by District to CHARTER SCHOOL, unless, however, the nature of the default is such that the same cannot reasonably be cured within said thirty (30) day period. CHARTER SCHOOL shall not be deemed to be in default if CHARTER SCHOOL shall within the thirty (30) day period commence such cure, and by determination of the District, diligently prosecute the cure to completion. In the event that the District has to issue written notice to CHARTER SCHOOL for violation of the same material obligation or provision of this Agreement on three or more occasions in the same fiscal year, the District may commence legal proceedings to terminate this Agreement, or take any other remedy provided in this Agreement, without the necessity of providing written notice to CHARTER SCHOOL.

5. The making by CHARTER SCHOOL of any general assignment or general arrangement for the benefit of creditors; the filing by or against CHARTER SCHOOL of a petition to have CHARTER SCHOOL adjudged bankrupt or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against CHARTER SCHOOL, the same is dismissed within 60 days); the appointment of a trustee or receiver to take possession of substantially all of CHARTER SCHOOL's assets located at the Site or Proposed Site Development Area or of CHARTER SCHOOL's interest in this Agreement, where possession is not restored to CHARTER SCHOOL within 30 days; or the attachment execution or other judicial seizure of substantially all of CHARTER SCHOOL's assets located at the Site or Proposed Site Development Area or of CHARTER SCHOOL's interest in this Agreement, where such seizure is not discharged within 30 days.

6. The failure of the charter school to perform, in the judgment of the District, any of the payment obligations set forth in Section 3 of this Agreement, subject to the cure provision set forth in Section 11.A.4 of this Agreement.

B. District Default and CHARTER SCHOOL Remedies: District shall not be in material breach and default unless District fails to perform obligations required of District within a reasonable time, but in no event later than 30 days after receipt of written notice by CHARTER SCHOOL to District specifying wherein District has failed to perform such obligations; provided, however, that if the nature of the District's obligation is such that more than 30 days are required for performance, then the District shall not be in default if the District commences performance within such 30 day period and thereafter diligently prosecutes the same to completion.

C. Remedies: If CHARTER SCHOOL commits any default or breach, including but not limited to the obligations set forth in Section 3 of this Agreement, then District may, at any time

thereafter without limiting District in the exercise of any right or remedy at law or in equity which District may have by reason or such default or breach:

1. Maintain this Agreement in full force and effect and recover use payments and other monetary charges as they become due, without terminating CHARTER SCHOOL's right to possession irrespective of whether CHARTER SCHOOL shall have abandoned the Site or Proposed Site Development Area. If District elects not to terminate the Agreement, then District shall have the right to attempt to lease the Site or Proposed Site Development Area at such rent and upon such conditions and for such a term, and to do all acts necessary to maintain or preserve the Site and Proposed Site Development Area as District deems reasonable and necessary without being deemed to have elected to terminate the Agreement, including removal of all persons and property from the Site and Proposed Site Development Area; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of CHARTER SCHOOL. If any such re-letting occurs, then this Agreement shall terminate automatically.

2. Terminate CHARTER SCHOOL's right to possession by any lawful means, in which case this Agreement shall terminate and CHARTER SCHOOL shall immediately surrender possession of the Site and Proposed Site Development Area to District. In such event District shall be entitled to recover from CHARTER SCHOOL all damages incurred by District by reason of CHARTER SCHOOL's default, including without limitations thereto, (i) the worth at the time of award of any unpaid use payments which had been earned at the time of such termination; plus (ii) any other damages to which the District would be entitled under the law. Upon any such re-entry District shall have the right to make any reasonable repairs, alterations or modifications to the Site and Proposed Site Development Area, which District in its reasonable discretion deems reasonable and necessary. As used in (i) above, the "worth at the time of award" is computed by allowing interest at the rate of 10% per year from the date of default. As used in and (iii) the "worth at the time of award" is computed by discounting such amount at the discount rate of the U.S. Federal Reserve Bank at the time of award plus 1%. The term "use payments", as used in this Section 11.C.2., shall be deemed to be and to mean the payments to be paid pursuant to Section 3 and all other monetary sums required to be paid by CHARTER SCHOOL pursuant to the terms of this Agreement.

D. If District commits any default or breach, then CHARTER SCHOOL may, at any time thereafter without limiting CHARTER SCHOOL in the exercise of any right or remedy at law or in equity which CHARTER SCHOOL may have by reason or such default or breach, proceed in equity or at law to compel District to perform its obligations and/or to recover damages proximately caused by such failure to perform or cure any default of District at District's cost.

E. No remedy conferred or reserved to the District or CHARTER SCHOOL is intended to be exclusive and every remedy shall be cumulative and in addition to every other remedy given under this Agreement or existing at law or in equity. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. The District and CHARTER SCHOOL are entitled to exercise any remedy reserved to it in this section without giving any notice other than such notice as is required under the Agreement. All remedies reserved to the District and CHARTER SCHOOL shall survive the termination of the Agreement.

12. **CONDEMNATION.** The rights and obligations of the parties shall be determined as follows: If Site or Proposed Site Development Area are totally taken by condemnation; this Agreement shall terminate on the date of taking. If any portion of Site or Proposed Site Development Area is taken by condemnation, CHARTER SCHOOL shall have the right to either terminate this Agreement or to continue in possession of the remainder of the Site or Proposed Site Development Area under the terms of this Agreement, provided that the rent shall be reduced on an equitable basis, taking into account the relative value of the portion of the Site or Proposed Site Development Area taken as compared to the portion of the Site or Proposed Site Development Area remaining. Such right to terminate must be exercised by notifying District within ninety (90) days after possession of the part taken by eminent domain. All damages awarded for such taking shall belong to and is the property of District; provided, however, that CHARTER SCHOOL, not District, shall be entitled to any portion of the award to which it is entitled under applicable law.

13. **DESTRUCTION**

A. If any of the improvements made by CHARTER SCHOOL are damaged by any casualty, CHARTER SCHOOL shall bear exclusive financial responsibility for replacement, but only to the extent that Proceeds (as defined below) are available to pay the costs of rebuilding, storing, repairing and replacing such improvements. CHARTER SCHOOL shall obtain adequate insurance pursuant to Section 9 of this Agreement to cover all structures, and CHARTER SCHOOL's personal property. If the District obtains any property insurance for any facility on the Site but outside of the Proposed Site Development Area, in the event of any act or event damaging or destroying all or a portion of facilities located outside of the Proposed Site Development Area, all proceeds recovered on account of such damage or destruction to any facility outside of the Proposed Site Development Area from the District-acquired insurance shall be considered the property of the District, and the District shall determine the use of such proceeds, except that if the District elects not to use the proceeds to repair the damaged or destroyed facilities on the Site, the CHARTER SCHOOL may elect to terminate this Agreement.

B. The District shall not be liable for any inconvenience or annoyance to CHARTER SCHOOL or its visitors, or injury to CHARTER SCHOOL's business resulting in any way from such damage or the repair thereof provided, that the foregoing sentence shall not apply to the extent the District's negligence or willful misconduct is the cause of such damage or destruction. CHARTER SCHOOL shall not be entitled to any compensation or damages from the District for loss of use of the whole or any part of the Site, or CHARTER SCHOOL's personal property used or located at the Site or Proposed Site Development Area, or for any inconvenience or annoyance occasioned by such damage or destruction, provided, that the foregoing sentence shall not apply to any damage or destruction caused by the negligence or willful misconduct of the District or limit the provisions of Section 19 below.

C. Disbursement of Insurance Proceeds. All property insurance proceeds, from policies obtained and maintained by CHARTER SCHOOL, recovered on account of damage or destruction to the improvements made in the Proposed Site Development Area ("the Proceeds") shall be applied to the payment of the cost of repairing, restoring, and replacing the improvements so

damaged or destroyed (the "Reconstruction"). All Proceeds shall be deposited with a depository selected by CHARTER SCHOOL and reasonably acceptable to the District and under the exclusive control of CHARTER SCHOOL ("the Depository"). If the Proceeds are insufficient to cover the anticipated cost of Reconstruction, then prior to the commencement of any Reconstruction work CHARTER SCHOOL may deposit with the Depository funds in the amount of such deficiency ("CHARTER SCHOOL's Funds"), or re-scope the repairs so that they can be covered by Proceeds. The Depository shall disburse the Proceeds and CHARTER SCHOOL's Funds, if applicable, during the course of reconstruction in accordance with customary construction disbursements, including a percentage retention that CHARTER SCHOOL and the District shall mutually agree upon.

D. If there are funds remaining after the completion of the Reconstruction work in accordance with the terms of this Agreement, then such funds (after first deducting from such funds the fees and expenses of the Depository) shall be delivered to CHARTER SCHOOL.

If the District voluntarily obtains any of the property insurance on behalf of CHARTER SCHOOL for facilities within the Proposed Site Development Area, or CHARTER SCHOOL is paying or has paid the District for said property insurance policy(ies), all insurance proceeds recovered on account of damage or destruction to the improvements from said insurance policies shall be placed into the Depository for application towards the costs and expenses of Reconstruction. If there are not sufficient funds remaining to pay for the Depository's fees and expenses, CHARTER SCHOOL shall be responsible for the payment of same. The rights hereunder shall be subject to and subordinate to the rights of a Leasehold Mortgagee with regard to rebuilding and insurance proceeds.

E. Waiver of Statutory Provisions. The provisions of this Agreement, including this Section, constitute an express agreement between the District and CHARTER SCHOOL with respect to any and all damage to, or destruction of, all or any part of the improvements, and any statute or regulation of the State of California, including, without limitation, Sections 1932(2) and 1933(4) of the California Civil Code, with respect to any rights or obligations concerning damage or destruction in the absence of an express agreement between the parties, and any other statute or regulation, now or hereafter in effect, shall have no application to this Agreement or any damage or destruction to all or any part of the improvements.

14. HAZARDOUS MATERIALS DISCLOSURE

A. Lead: CHARTER SCHOOL shall assume that all ceramic tile and painted or varnished surfaces in the Site and Proposed Site Development Area contain detectable levels of lead which may trigger compliance with California Code of Regulations, Title 8, Sections 1532.1. In addition, waste products from these materials could contain lead at levels that are subject to the hazardous waste requirements in the California Code of Regulations, Title 22, Sections 66260.1-66263.12 and 66268.1-66268.124 and the Health and Safety Code Section 25163, subdivision (c). Should CHARTER SCHOOL perform work that disturbs these materials, it is CHARTER SCHOOL's responsibility to handle and dispose of these materials in accordance with the regulations. If the CHARTER SCHOOL fails to comply with these regulations in performing work and this results in a Site (including the Proposed Site Development Area) or worker contamination, then CHARTER SCHOOL will be held solely responsible for all costs involved in any required

corrective action, and shall indemnify the District against all claims arising therefrom, subject to and in accordance with Section 8 of the Agreement.

B. Asbestos: CHARTER SCHOOL shall be responsible to review the site Asbestos Report. The District shall provide a copy of the site Asbestos Report to the CHARTER SCHOOL at the time of execution of this Agreement. CHARTER SCHOOL is responsible for complying with all applicable laws pertaining to the safe handling of asbestos-containing material (ACM) if the CHARTER SCHOOL is performing any modifications to the Site or Proposed Site Development Area. Should CHARTER SCHOOL perform work that disturbs these materials, it is CHARTER SCHOOL's responsibility to handle and dispose of these materials in accordance with the regulations. If failure to comply with these regulations results in a Site (including Proposed Site Development Area) or worker contamination, then CHARTER SCHOOL will be held solely responsible for all costs involved in any required corrective action, and shall indemnify the District against all claims arising therefrom, subject to and in accordance with Section 8 of the Agreement.

C. CHARTER SCHOOL, at its expense, shall comply with all applicable laws, regulations, rules and orders with respect to its use and occupancy of the Site and Proposed Site Development Area, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality. The CHARTER SCHOOL shall be responsible for any and all environmental conditions proximately caused by the CHARTER SCHOOL's occupancy of the Site and Proposed Site Development Area.

Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the Site or Proposed Site Development Area due to the CHARTER SCHOOL's use and occupancy thereof, CHARTER SCHOOL, at its expense, shall be obligated to clean all the property affected, to the satisfaction of District and any governmental agencies having jurisdiction over the Site or Proposed Site Development Area.

D. CHARTER SCHOOL shall not, nor shall CHARTER SCHOOL allow any party to, transport, use, store, maintain, generate, manufacture, handle, dispose, release or discharge any hazardous substance upon or about the Site or Proposed Site Development Area in violation of environmental laws, nor permit any subtenant, employee, agent, invitees or contractor to engage in such activities in violation of environmental laws upon or about the Site or Proposed Site Development Area, during the Term of the Agreement. CHARTER SCHOOL will promptly notify District in writing if CHARTER SCHOOL has or acquires notice or knowledge that any hazardous substance has been or is threatened to be, released, discharged, disposed of, transported, or stored on, in, or under or from the Site or Proposed Site Development Area in violation of Environmental Laws. CHARTER SCHOOL shall promptly provide copies to District of all written assessments, complaints, claims, citations, demands, fines, inquiries, reports, violations or notices relating to the conditions of the Site or Proposed Site Development Area or compliance with Environmental Laws. CHARTER SCHOOL shall promptly supply District with copies of all notices, reports, correspondence, and submissions made by CHARTER SCHOOL to the United States Environmental Protection Agency, the United States Occupational Safety and Health Administration, and any other local, state, or federal authority that requires submission of any information concerning environmental matters or Hazardous Substances pursuant to Environmental Laws. CHARTER SCHOOL shall promptly notify District of

any liens threatened or attached against the Site or Proposed Site Development Area pursuant to any Environmental Laws.

15. SURRENDER

A. Surrender of Site. No act or thing done by the District or any agent or employee of District during the Agreement Term shall be deemed to constitute an acceptance by District of a surrender of the Site or Proposed Site Development Area.

B. Removal of Personal Property by CHARTER SCHOOL. Upon the expiration of the Term, or upon any earlier termination of this Agreement, CHARTER SCHOOL shall, subject to the provisions of this Article, quit and surrender possession of the Site and Proposed Site Development Area to the District in as good order and condition as when CHARTER SCHOOL completed its initial construction, rehabilitation or modernization, reasonable wear and tear excepted. Upon such expiration or termination, CHARTER SCHOOL shall, without expense to the District, remove or cause to be removed from the Site and Proposed Site Development Area all debris and rubbish, and such items of furniture, equipment, business and trade fixtures, free- standing cabinet work, movable partitions and other articles of personal property (including those items attached to the Site or Proposed Site Development Area but can easily be removed and the area of attachment repaired) owned by CHARTER SCHOOL.

C. If CHARTER SCHOOL holds over after the expiration of the Term or earlier termination thereof, without the express or implied consent of the District, such holding over shall not constitute a renewal hereof or an extension for any further term, and in such case the CHARTER SCHOOL shall pay during such hold over period 150% of the then current rent for the Site or Proposed Site Development Area (the “Hold Over Rent”) as liquidated damages, as the District’s damages under such an occurrence would be difficult to ascertain. Nothing contained in this Section shall be construed as consent by the District to any holding over by CHARTER SCHOOL, and the District expressly reserves the right to require CHARTER SCHOOL to surrender possession as provided in this Agreement upon the expiration or other termination of this Agreement. If CHARTER SCHOOL fails to surrender the Site or Proposed Site Development Area upon the expiration or earlier termination of this Agreement, in addition to any other liabilities to the District accruing therefrom, CHARTER SCHOOL shall protect, defend, indemnify and hold the District harmless from all loss, costs (including reasonable attorneys’ fees) and liability resulting from such failure, including, without limiting the generality of the foregoing, any claims made by any succeeding CHARTER SCHOOL founded upon such failure to surrender and any losses to the District resulting therefrom subject to and in accordance with Section 8 of this Agreement.

16. DISPUTE RESOLUTION

Should any grievance or dispute arise between the parties concerning the terms of this Agreement, a party shall send a written notice to the other party identifying the dispute (“Written Notice”), and the parties shall each designate one Authorized Representative to meet in person (“First Meeting”) to attempt to resolve the dispute within ten (10) business days after receipt of the Written Notice. Should the First Meeting fail to resolve the dispute, the parties shall designate two representatives, which shall be comprised of the Superintendent or one designee of the Superintendent for each party,

to meet in person within ten (10) business days after the First Meeting (“Second Meeting”) to attempt to resolve the dispute. In the event that such informal negotiations do not resolve the dispute, the parties shall select a neutral third-party mediator to resolve the dispute through a formal mediation process prior to filing suit. Mediation must be held within sixty (60) calendar days after the Second Meeting. Such mediator shall have no less than ten (10) years of experience as a licensed California attorney. The parties shall share the cost of the mediator, and shall participate in all required mediation sessions in good faith until the mediator, acting reasonably, determines that the mediation process has been completed

17. FINGERPRINTING

CHARTER SCHOOL and the District, their employees, agents, contractors and subcontractors shall comply with the requirements of Education Code Sections 45125.1 and 45125.2 related to access to the Site and Proposed Site Development Area and protection of minor students. CHARTER SCHOOL shall not be required to have volunteers fingerprinted if they are directly supervised at all times by a CHARTER SCHOOL employee with proper criminal background check clearance. Any volunteer or visitor having unsupervised student contact is required to undergo a fingerprint scan and criminal background check under the supervision and/or responsibility (financial and otherwise) of CHARTER SCHOOL. CHARTER SCHOOL shall also ensure that its employees are in compliance with the tuberculosis testing requirements set forth in Section 49406 of the California Education Code.

18. SECURITY

CHARTER SCHOOL shall be responsible for securing the Proposed Site Development Area and any portion of the construction zone during any construction. The CHARTER SCHOOL is also responsible for any and all portions of the Site occupied by CHARTER SCHOOL for the Term, including all of the equipment and furnishings contained therein, in manner that reasonably prevents or deters the theft or destruction of District property. Such reasonable measures may include but are not limited to locking doors, locking windows, setting alarms, keeping valuable materials out of public view or restricting access to the Site and Proposed Site Development Area. The responsibility to maintain the security of the Site and Proposed Site Development Area under this subparagraph shall not be interpreted as the District’s authorization of the alteration of the Site or Proposed Site Development Area. The District will not provide any security services for CHARTER SCHOOL at any time under this Agreement. CHARTER SCHOOL agrees that CHARTER SCHOOL shall do nothing to endanger District students, employees, agents, guests, or invitees. CHARTER SCHOOL further agrees that it will not allow any of its students, employees, agents, guests, or invitees from possessing any firearms at the Site; this prohibition specifically extends to any third-party security service providers hired by CHARTER SCHOOL.

19. WAIVER

CHARTER SCHOOL agrees to waive its right to seek and/or obtain facilities from the District under Proposition 39 for Cox Academy, or any other provision of law, beginning at such time as the CHARTER SCHOOL’s students occupy the Eligible Improvements, unless the CHARTER SCHOOL is not able to construct the Eligible Improvements, in which case the

CHARTER SCHOOL shall still be entitled to request facilities from the District pursuant to Proposition 39. If (i) the CHARTER SCHOOL can no longer utilize the Site and/or Proposed Site Development Area for school instruction as intended by the Agreement due to damage, destruction or condemnation, or (ii) this Agreement is terminated for any reason other than a default by CHARTER SCHOOL, CHARTER SCHOOL may exercise all rights under Proposition 39, and the District shall use best efforts to provide facilities under the terms of Proposition 39. In the case where the CHARTER SCHOOL seeks Prop. 39 facilities pursuant to (i), any rights exercised under Prop. 39 are limited to the number of in-District students displaced by said damage, destruction or condemnation. Moreover, if the CHARTER SCHOOL can no longer utilize some or all of the Site and Proposed Site Development Area for school instruction as intended by the Agreement due to damage, destruction or condemnation, not caused by the gross negligence or intentional misconduct of the CHARTER SCHOOL, District shall make best efforts to provide temporary space for the operation of CHARTER SCHOOL for those students displaced. Except as otherwise stated herein, CHARTER SCHOOL agrees to waive any and all claims, causes of action, and other legal actions against the District arising out of CHARTER SCHOOL's occupation of the Site and Proposed Site Development Area based on Proposition 39. Nothing in this provision shall bar the application of Section 8 ("Indemnification") of this Agreement. Waiver and Release. With regard to the waiver of CHARTER SCHOOL's right to seek and/or obtain facilities from the District for Cox Academy under Proposition 39 for the Term except under certain circumstances as set forth in this Section 19, CHARTER SCHOOL, its affiliated entities and supporting organizations, and its respective present and former officers, directors, employees, agents, representatives, successors and assigns, and each of them does hereby fully and settle, release, relieve, acquit and forever discharge the District and the directors, employees, administrators, assigns, agents, representatives, attorneys, and insurers, from any and all claims, claims for indemnification or contribution, complaints, causes of action, demands, liabilities, losses, or damages, including attorneys' fees and costs, experts' and consultants' fees and costs, known or unknown, which CHARTER SCHOOL may now or hereafter have against the District and the directors, employees, administrators, assigns, agents, representatives, trustees, attorneys, insurers, experts and consultants, arising out of the District's obligations to provide CHARTER SCHOOL with reasonably equivalent facilities except as set forth herein. CHARTER SCHOOL acknowledges that they are familiar with Section 1542 of the California Civil Code which provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

Except as provided for specifically in this Agreement, CHARTER SCHOOL waives and relinquishes any and all rights and benefits which they may have under, or which may be conferred upon them by the provisions of Section 1542 of the California Civil Code, to the fullest extent that it may lawfully waive such rights or benefits pertaining to the subject matter of this Agreement. In connection with such waiver and relinquishment, CHARTER SCHOOL hereby acknowledges that it is aware that it or its attorneys may hereafter discover claims or facts in addition to or different from those which they now know or believe to exist

with respect to the subject matter of this Agreement, but that it is the intention of the Parties to this Agreement to hereby fully, finally and forever waive said claims, whether known or unknown, suspected or unsuspected, which concern or arise out of the District's obligations, to provide Proposition 39 facilities to CHARTER SCHOOL except as set forth herein.

CHARTER SCHOOL Initials: _____

20. MISCELLANEOUS

A. Transfer of District's Interest. If District sells or conveys its interest in the Site or Proposed Site Development Area (other than a transfer for security purposes only), then District shall be relieved from and after the date specified in any such notice of transfer of all obligations and liabilities accruing thereafter on the part of District, provided that any funds in the hands of District at the time of transfer in which CHARTER SCHOOL has an interest, shall be delivered to the successor of District. This Agreement shall not be affected by any such sale, transfer or conveyance, excepting that within 10 days of the effective date of sale, CHARTER SCHOOL shall have the right to terminate the Agreement upon 30 days written notice. CHARTER SCHOOL agrees to attorn to the purchaser or assignee provided all District's obligations hereunder are assumed in writing by the transferee.

B. Captions; Attachments; Defined Terms, Amendments.

1. The captions of the paragraphs of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question of interpretation or construction of any section of this Agreement.

2. Exhibits attached hereto, and addenda and schedules initialed by the parties, are deemed by attachment to constitute part of this Agreement and are incorporated herein.

3. This Agreement may only be amended in a writing that specifically indicates its intent to modify and/or amend this Agreement. All amendments shall only be effective if executed by both parties.

C. Entire Agreement. This instrument, along with any exhibits and attachments hereto, constitutes the entire agreement between District and CHARTER SCHOOL relative to the Site and Proposed Site Development Area. District and CHARTER SCHOOL agree hereby that all prior or contemporaneous oral or written facilities agreements between and among themselves and their agents or representatives relative to the leasing of the Site and Proposed Site Development Area are merged in, revoked by, and superseded by this Agreement.

D. Severability. If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, then the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valued and be enforceable to the fullest extent permitted by law.

E Binding Effect; Choice of Law. The parties hereto agree that all provisions hereof are to be construed as both covenants and conditions as though the words importing such covenants and conditions were used in each separate paragraph hereof. Subject to any provisions hereof restricting assignment or subletting by CHARTER SCHOOL, all of the provisions hereof shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. The laws of the State of California shall govern this Agreement. In the event of any suit or proceeding arising out of or related to this Agreement, Alameda County Superior Court of California will have exclusive jurisdiction and the parties will submit to the jurisdiction of that court.

F Waiver. The waiver by any party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

No provision of this Agreement shall be deemed waived by either party hereto unless expressly waived in a written instrument signed by a person on behalf of the party waiving the provision. The waiver by either party hereto of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of same or any other term, covenant or condition herein contained.

The subsequent acceptance of any fee or other amounts due and owing under this Agreement by the District shall not be deemed to be a waiver of any preceding breach by CHARTER SCHOOL of any term, covenant or condition of this Agreement. No receipt of monies by the District from CHARTER SCHOOL after the termination of this Agreement shall in any way alter the length of the Term or of CHARTER SCHOOL's right of possession hereunder, or after the giving of any notice shall reinstate, continue or extend the Term or affect any notice given CHARTER SCHOOL prior to the receipt of such monies, it being agreed that after the service of notice or the commencement of a suit, or after final judgment for possession of the Site, the District may receive and collect any fees or other amounts due and owing under this Agreement, and the payment of said amount(s) shall not waive or affect said notice, suit or judgment.

G Smoking. The Site and Proposed Site Development Area shall be non-smoking and no smoking shall be allowed in or on the Site and Proposed Site Development Area, including but not limited to all balconies, courtyards, walkways, and parking areas. CHARTER SCHOOL shall also ensure that the Site and or Proposed Site Development Area shall remain drug and alcohol free.

H Notices. All Notices or demands of any kind required or desired to be given by District or CHARTER SCHOOL hereunder shall be in writing and shall be deemed delivered three (3) business days after depositing the notice or demand in the United States mail, certified or registered, postage prepaid, addressed to the District or CHARTER SCHOOL respectively at the following addresses:

Superintendent
Oakland Unified School District
1011 Union Street, #947
Oakland, CA 94607

Superintendent of Schools
Education for Change
333 Hegenberger Rd Suite 705
Oakland, CA 94621


I. Corporate Authority. Each individual executing this Agreement on behalf of the CHARTER SCHOOL represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of the CHARTER SCHOOL in accordance with a duly adopted resolution of the Board of Directors of said corporation or in accordance with the Bylaws of said corporation, and that this Agreement is binding upon said corporation in accordance with its terms. CHARTER SCHOOL shall, within thirty (30) days after execution of this Agreement, deliver to District a copy of a resolution of the Board of Directors of the CHARTER SCHOOL authorizing or ratifying the execution of this Agreement.

J. Contract Contingent on Governing Board Approval. District shall not be bound by the terms of this Agreement until it has been formally approved by District's Governing Board. This Agreement shall be deemed to be approved by the District when it has been signed by the Board of Education, and/or the Superintendent as its designee.


[Signatures on the following the page(s).]


IN WITNESS WHEREOF, District and CHARTER SCHOOL execute this Agreement effective the date and year first above written.

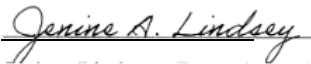
Education For Change

Name: Larissa Adam Signature: 
Position: Superintendent of Schools Date: 9/21/23

Oakland Unified School District

Name: Mike Hutchinson Signature: 
Position: President, Board of Educaiton Date: 9/28/2023
 Board President (for approvals)
 Chief/Deputy Chief/Executive Director (for ratifications)

Name: Kyla Johnson-Trammell Signature: 
Position: Superintendent and Secretary, Board of Education Date: 9/28/2023

Approved as to form by OUSD Legal Counsel:  Date: 9/28/2023