

2020 USE OF FACILITIES
LICENSE TO USE AGREEMENT BETWEEN
WEKA, INC. AND
ALVORD UNIFIED SCHOOL DISTRICT

This is an Agreement between the Weka, Inc. (Lessee), and the Alvord Unified School District (District) to provide access to and use of the District's dirt lot at 7377 Jurupa Avenue Riverside, CA 92504, to be used as a staging area for construction equipment outlined below.

IT IS AGREED between the parties as follows:

1. Facilities to be provided: District shall provide the facilities described below for Lessee's use during the term of this Agreement:
District Site(s): **Empty Lot next to Child Nutrition Services**
Address: 7377 Jurupa Avenue
Riverside, CA 92504
Space for Use: Empty Dirt Lot next to Child Nutrition Services

Term: The term of this agreement **shall begin starting November 23, 2020 and terminate on May 23, 2021**.
2. Rent: Lessee shall pay District, at the rate of **\$550.00**** (five hundred fifty dollars) **per month** for the use of the facilities for the term of this Agreement.
3. Billing: ****First and last month payment is due immediately (prior to November 23, 2020)** and then remaining payments shall be made in monthly installments of \$550.00** (five hundred dollars) on the 22nd day of each month in accordance with the District's standard billing procedures. There will be a 10% penalty charge, if payment is received after the 25th day of the month.
4. Access to Facilities: Board and Superintendent, agents, employees, licensees and invitees, shall have all rights of ingress and egress to and from the above facilities over such other portions of District's property at the site as the District and the Superintendent deems necessary for the use of the facilities.
5. Alterations: Lessee **shall not** make any alterations, changes or additions to the premises without obtaining prior written consent of District. At the time of termination of this lease any such alterations, changes, or additions shall inure to the benefit of District and shall become property of District unless the parties shall otherwise agree in writing prior to installation thereof. In case

such alterations, changes or additions are removed, Lessee will return parking lot to its original condition, reasonable wear and tear expected.

6. Damage to Premises: Lessee shall pay District for the repair or replacement of any property or facilities of District that may be lost, damaged, or stolen as a result of Lessee's use of District's premises. Lessee shall not be responsible for normal wear and tear to premises.
7. Indemnification: Lessee shall defend, indemnify and hold harmless District, its officers, employees and agents, from every expense, liability or payment by reason of injury (including death) to persons or damage to property as a result of any acts or omissions of Lessee, its officers, employees or agents arising from the performance of this Agreement.
8. Insurance: Lessee shall provide evidence of General Liability insurance with limits no less than \$1,000,000 per occurrence/\$2,000,000 general aggregate and Workers' Compensation insurance as required by statutory law. Lessee will name Alford Unified School District, its Board, officials, agents and employees as Additional Insured (by separate endorsement) on the insurance policies (excluding Workers' Compensation). Insurance is to be placed with insurers admitted by the State of California. A copy of the certificate of insurance will be supplied to the District prior to the commencement of this Agreement. Lessee shall provide the District with no less than thirty (30) days prior written notice of cancellation or any material change in the insurance coverage required herein.
9. Assignments, Subcontracts: This Agreement, or any part thereof, may not be assigned or subcontracted by either party hereto, except with the written consent of the other party. Any assignment or subcontract made without such consent shall be void, and shall, at the option of the aggrieved party, terminate this Agreement.
10. Termination of Contract: Both parties of this lease agreement may terminate this Agreement with a thirty (30) day written notice.
11. Notices: All notices to be given under this lease agreement shall be deemed to have been duly executed when mailed by registered or certified mail, return receipt, postage prepaid to the party notified at the address set forth:

District: Kevin Emenaker
Executive Director of Administrative Services
Alvord Unified School District
9 KPC Parkway, 2nd Floor
Corona, CA 92879

Lessee: Weka, Inc.
Attn: Jared Himle
27075 5th Street
Highland, CA 92346

**IN WITNESS HEREOF, THE PARTIES HERETO HAVE CAUSED THIS
AGREEMENT TO BE DULY EXECUTED AS EVIDENCED BELOW.**

Kevin Emenaker
ALVORD UNIFIED SCHOOL DISTRICT
9 KPC Parkway, 2nd Floor
Corona, CA 92879

Weka, Inc
27075 5th Street
Highland, CA 92346

By: Kevin Emenaker
Title: Executive Director, Admin. Services
Date: 11/19/2020

By: Jared Himle
Title: President
Date: 11/19/2020