



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Office of the Chief Strategy Officer**

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Los Angeles, CA 90017

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**ALBERTO M. CARVALHO**  
Superintendent

**VERONICA ARREGUIN**  
Chief Strategy Officer

March 31, 2023

Yvette King-Berg  
Bert Corona Charter High  
12513 Gain Street  
Pacoima, CA 91331

**VIA E-MAIL**

ykingberg@ypics.org

**FINAL NOTIFICATION OF SPACE OFFERED TO BERT CORONA CHARTER HIGH (CAL. CODE REGS., TIT. 5, § 11969.9, SUBD. (H))**

Dear Charter School Operator:

Pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (h), the Los Angeles Unified School District (“District”) provides this Final Notification of Space Offered to Bert Corona Charter High (“Charter School”).

Due to COVID-19, all public schools – both District and charter alike – are adapting to unprecedented challenges as we continue to educate our students. Protecting the health and safety of all our children, employees, families, and communities is essential, especially during these difficult times. Our efforts must be coordinated and collective.

The District remains fully committed to meeting its Proposition 39 obligations and this letter serves as the official notification of space offered to Charter School for the 2023-24 school year. Unfortunately, the normal timeline for finalizing space accommodations may be impacted by the current situation. This situation will require new co-located site participants to adjust expectations regarding offers based on changing circumstances. In addition, it is possible that additional time will be needed to complete safety and operational plans in order to finalize agreements needed for official occupancy. Administrators, especially those on current or prospective co-located sites, are currently being asked to support the many needs of their school communities during this time. If, pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (i), Charter School notifies the District that it intends to occupy the offered space, effective communication and collaboration will be an important part as we move forward together to educate all public school students.

For additional information, please refer to **Section 8** below for specific references to potential restrictions on Charter School’s use of the District’s offered space.

## **BERT CORONA CHARTER HIGH**

### **Proposition 39 Facilities Final Notification of Space Offered**

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#### **1. Response to Charter School's Concerns and/or Counter Proposals:**

In compliance with California Code of Regulations, title 5, section 11969.9, subdivision (g), on or before March 1, 2023, Charter School was required to respond to the District's Preliminary Proposal expressing any concerns, addressing differences between the Preliminary Proposal and Charter School's facilities request, and/or making counter proposals. In its Final Statement of Reasons, the California Department of Education clarified that the purpose of this requirement is to encourage discussion and negotiation between the parties **before a formal offer is prepared**. (Cal. Dept. of Ed., Final Statement of Reasons re: Implementing Regulations, p. 12.) Charter School did not provide a response to the District pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (g). Negotiations between Charter School and the District must occur prior to the District's issuance of a Final Notification of Space Offered pursuant California Code of Regulations, title 5, section 11969.9, subdivision (h). The California Department of Education explicitly stated that a charter school's May 1 written response to a Final Notification of Space Offered must accept or reject the formal offer **in its entirety**. The intent is for formal negotiations to occur **before the final formal offer is provided, not after**. (*Id.* at p. 13.)

In accordance with California Code of Regulations, title 5, section 11969.9, subdivision (i) and the intent expressed by the California Department of Education, Charter School is solely permitted to accept or deny **the entirety** of space offered in this Final Notification of Space Offered. Charter School may not partially accept some of the space offered and reject other space offered, and **it will be obligated to pay the entirety of the Pro Rata Share Charge** identified herein should it accept the offered space. However, Charter School will have the right to negotiate a shared use arrangement with the co-located District school program(s) as to the shared use spaces at the offered school site(s).

#### **2. Teaching Stations, Specialized Classroom Space, and Non-Teaching Station Space Offered for the Exclusive Use of Charter School:**

Exhibit B to the Single-Year Co-Location Charter School Facilities Use Agreement(s) ("Use Agreement") specifically identifies each of the teaching stations, specialized classroom space, and non-teaching station space offered for Charter School's exclusive use.

Charter School students will have access to computers in its exclusive use spaces reasonably equivalent to those of District students in Charter School's comparison group schools.

#### **3. Teaching Stations, Specialized Classroom Space, and Non-Teaching Station Space to which Charter School is to be Provided Access on a Shared Basis:**

The Shared Use Agreement attached as Exhibit A to the Use Agreement(s) specifically identifies the teaching stations, specialized classroom space, and non-teaching space offered for Charter School's use on a shared basis.

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Charter School will be provided access on a shared basis to all space listed in the Shared Use Agreement attached as Exhibit A to the Use Agreement(s). Additionally, to the extent not listed on Exhibit A and to the extent that such space exists on the offered District school campus, Charter School is to be provided shared access to field and black top space, storage space, a nurse's station, and parking space.

The District will provide Charter School's secondary students (grades 7-12), if any, with shared use of science laboratory classroom space to the extent it does not prohibit: (1) the District school from meeting the education requirements mandated by Education Code sections 51220, 51225.3 subdivision (a)(1)(C), and 51228 subdivision (a); and (2) does not prohibit the students attending the District school from meeting the minimum graduation requirements of 10 credits of biological science and 10 credits of physical science and the minimum college admission requirements of two years of lab sciences for Universities of California and California State Universities and three to four years of lab sciences for private colleges. In order to comply with these state mandates and minimum educational requirements, pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (f), the District provides access to science laboratory classroom space subject to the conditions set forth in Exhibit C to the Use Agreement(s). All conditions set forth in the Use Agreement(s) are incorporated herein by this reference.

The District preliminarily proposed to serve as the School Food Authority ("SFA") administering the official National School Lunch Program, School Breakfast Program, Afterschool Program, Universal Meals Program, and all other associated programs. As the SFA, the District's Food Services Division will prepare and serve meals that meet the National School Lunch Program, School Breakfast Program, Afterschool Program, and Universal Meals Program meal requirements as established by the United States Department of Agriculture ("USDA") to Charter School's students.

Charter School's students may be eligible for free and reduced-price meals, and the District will collect applicable reimbursement amounts. Charter School will then be charged the balance of actual costs the District incurs for each meal it provides to Charter School's students at the proposed site, less free, reduced, and full-price meal reimbursements for Charter School's eligible students collected by the District. The actual anticipated costs the District will incur for each meal to Charter School's students it provides at the proposed site will be unique to the circumstances of each charter school and proposed District location. Determination of actual meal costs takes various factors into account, including, but not limited to, whether meals are prepared on- or off-site, the total number of meals served, staffing needs, and the number of students who are eligible for free, reduced-price, and full-price meals.

Charter School's per meal charge is based on a student's eligibility and can fall within the price ranges noted in the table below. The range may vary depending upon several factors determined by Federal and State governments regarding assistance levels for monetary and commodities subsidies, and free and reduced-price meal reimbursements. These external factors should be

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determined by the end of July 2023, at which time the proposed Food Services Agreement would be amended as appropriate.

Minimum to Maximum Range			
Breakfast (\$)	Lunch (\$)	Snack (\$)*	Supper (\$)*
\$2.00 - \$4.20	\$3.00 – \$6.30	\$1.31	\$2.00 – \$3.68

\*Snack and Supper Programs are only hosted at Area Eligible Schools (50% and over Free and Reduced Eligibility). Non-Area Eligible Schools may purchase either at the cost in the table above.

**NOTE:** Charter School’s per meal charges listed above are the District’s anticipated “not-to-exceed” costs, and are based upon current meal averages with applicable increase in costs. Charges are subject to change.

This payment structure is the same as the District’s process, whereby the District pays the actual costs for each meal provided to District students. Charter School will be billed monthly for the meal services costs in addition to the estimated Pro Rata Share Charge identified above. Please see the enclosed, which identifies the District’s terms and conditions in the draft Food Services Agreement for Charter School (“Food Services Agreement”). All terms and conditions set forth in the draft Food Services Agreement are hereby incorporated herein by reference.

Pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (g), Charter School was required to indicate by March 1st whether it was agreeable to the District’s proposal in its written response to the District’s Preliminary Proposal.

**NOTE:** Charter School was solely responsible for immediately taking all necessary steps to ensure it timely designated the District as Charter School’s SFA by the applicable regulatory deadline(s). The District understands that this deadline was March 31, 2023.

If Charter School declined the District’s proposal to provide Charter School’s students with meal services (breakfast, lunch, snack, and supper) in the same manner as they are provided to all students attending District schools, Charter School will be solely responsible for all costs associated with providing its own meal services and all accommodations needed for those services within its allocated space. **NOTE:** Charter School shall not provide its meal services in a manner which would violate the District’s or Charter School’s compliance with any federal, state, and/or local laws, regulations, and/or guidelines. Charter School’s meal services must also be provided in compliance with all District policies and procedures, including, but not limited to, those set forth by the Office of Environmental Health and Safety. Charter School’s provision of meal services shall not violate the safe school plan of the school site(s).

#### 4. Arrangements for Shared Space:

Charter School will be provided access to shared space as set forth in the Shared Use Agreement attached as Exhibit A to the Use Agreement(s). The District has identified the maximum shared

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use allocation entitlements for Charter School as provided by law, and the days of the week and times of the day when it proposes that Charter School will have use of the shared use spaces. The District will confer in good faith with Charter School in an effort to reach mutually acceptable schedules for the use of the shared space. Please note, this establishes a baseline for sharing the co-located campus fairly as required under Proposition 39, and it is likely to change following good faith discussions and mutual agreement of both co-located schools' principals if Charter School accepts the space offered. District staff will make every reasonable effort to accommodate the scheduling priorities of both co-located schools in the shared use spaces so that the educational programs of the charter school and District school are least disrupted. **Note:** Certain changes to the District school's schedule, including, but not limited to, changes to the lunch and/or recess schedule or changes to the length of time for recess and/or lunch, may require approval of the District School's Local School Leadership Council prior to the implementation of such change.

#### **5. The In-District Classroom ADA Assumptions upon which the Allocation is Based:**

184.21

The District reserves the right to seek a monetary reimbursement amount from Charter School for over-allocated space pursuant to California Code of Regulations, title 5, section 11969.8. Space is considered to be over-allocated if: (1) the charter school's actual in-district classroom ADA is less than the projected in-district classroom ADA upon which the facility allocation was based; and (2) the difference is greater than or equal to a threshold ADA amount of 25 ADA or 10 percent of the projected in-district classroom ADA, whichever is greater. (Cal. Code Regs., tit. 5, § 11969.8, subd. (a).) California Code of Regulations, title 5, section 11969.8, subdivision (a) also specifies the regulatory formula for determining the reimbursement amount owed by a charter school to a school district if space has been over allocated. **Caution:** If Charter School is over-allocated space, the reimbursement amount owed to the District could be significant. Refer to Section 11969.8 for additional details.

Pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (l), Charter School is required to report its actual ADA to the District via [prop39@lausd.net](mailto:prop39@lausd.net) every time that Charter School reports ADA for apportionment purposes. The reports must include in-district and total ADA and in-district and total classroom ADA. Charter School must maintain records documenting the data contained in the reports and make the records available upon the District's request.

#### **6. Differences Between In-District Classroom ADA Assumption on which the Allocation is Based and Those Submitted by Charter School Pursuant to California Code of Regulations, Title 5, Section 11969.9, Subdivision (e):**

None.

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#### **7. The Specific Location of the Space:**

The specific location of the space is identified in the Fundamental Provisions of the Use Agreement(s) attached hereto.

#### **8. All Conditions Pertaining to the Space:**

Please see the attached Use Agreement(s).

Charter School's governing board must approve the final Use Agreement(s) prior to occupancy. The approval must be evidenced by a resolution that identifies the individual authorized to execute the Use Agreement(s) and execution of the Use Agreement(s) by the authorized individual prior to occupancy and commencing use. All conditions set forth in the enclosed Use Agreement(s) are incorporated herein by this reference.

In response to COVID-19, please be reminded that if Charter School notifies the District that it intends to occupy the offered space pursuant to California Code of Regulations, title 5, section 11969.9, subdivision (i), Charter School's use shall be subject to and potentially restricted by, among other things: (a) "Applicable Law," defined in Article 1.1(a) of the Use Agreement as "all present and future, foreseeable and unforeseeable, applicable laws (including, without limitation, the California Education Code, the California Public Contract Code, the California Building Standards Law and any requirements of the California Division of State Architect), ordinances, orders (including consent decrees), rules and regulations, and requirements of all federal, state, county and municipal government, courts, departments, commissions, boards and offices, and any other governmental body exercising jurisdiction over the School Site or exercising functions similar to those of any of the foregoing, foreseen or unforeseen;" (b) all other terms and conditions in the Use Agreement, including, without limitation, Articles 7 ("Use of the Premises") and 22.18 ("Force Majeure"); (c) the terms and provisions of Charter School's operative charter petition, which may, among other things, require Charter School to comply with all applicable federal, state, and local laws and regulations, and District policies as it relates to charter schools adopted through Board action, including, without limitation, COVID-19 testing and/or vaccination; and (d) all conditions in this Final Notification of Space Offered.

#### **9. The Pro Rata Share Charge Amount:**

The Pro Rata Share Charge for the 2023-24 school year is based on the per square foot amount of the total exclusive and proportional shared use space as well as the proportional share of that space needed for the overall operation of the campus.

Please see Exhibit B to the Use Agreement(s) attached hereto and incorporated herein by this reference. Exhibit B to the Use Agreement(s) states the Pro Rata Share Charge for Charter School.

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The Pro Rata Share Charge will be due to the District on a monthly basis in amounts equal to one-twelfth (1/12) of the total Pro Rata Share Charge for the applicable year. **The Pro Rata Share Charge will be payable by Charter School to the District and delivered to the Real Estate and Business Development Department, care of the Facilities Director of Real Estate and Business Development by the 1<sup>st</sup> day of each month, beginning July 1, 2023.** If Charter School fails to either make timely payment or deposit disputed payments into an escrow account with an escrow company authorized to do business in the state of California or as otherwise mutually agreed between the parties and provide timely notice of such to the District, the District shall provide Charter School with a notice of non-payment and Charter School shall have (10) ten business days from the date of receipt of the notice to respond. If Charter School does not either make payment or dispute payment in accordance with section 4.3 of the Use Agreement(s), Charter School authorizes the District, and the District shall have the right, but not the obligation, to deduct the outstanding payment amount from Charter School's revenue account.

Enclosed with the Use Agreement(s) is a form entitled "Election for Payment of Prop. 39 Pro Rata Share Charge" that lists the following four payment options by which Charter School may pay the Pro Rata Share Charge:

- (1) Deliver a check to the District in an amount equal to one-twelfth (1/12) of the total Pro Rata Share Charge by the 1st day of each month.

**If Charter School elects any of the following options, its authorized representative must sign and return the enclosed election form to the District by May 1, 2023.**

- (2) Deliver a single check to the District on or before July 1, 2023, in an amount equal to the total Pro Rata Share Charge for the 2023-24 school year.
- (3) Authorize a one-time automatic deduction from Charter School's revenue account in an amount equal to the total Pro Rata Share Charge for the 2023-24 school year.
- (4) Authorize monthly automatic deductions from Charter School's revenue account in an amount equal to one-twelfth (1/12) of total Pro Rata Share Charge.

Unless the District receives a completed "Election for Payment of Prop 39. Pro Rata Share Charge" form indicating Charter School's intent to pay the Pro Rata Share Charge through one of the alternative payment methods identified in option (2), (3), or (4), above, Charter School's Pro Rata Share Charge will be due to the District on a monthly basis in amounts equal to one-twelfth (1/12) of the total Pro Rata Share Charge for the applicable year, by the 1<sup>st</sup> day of each month, beginning July 1, 2023.

If, prior to June 1, (a) adjustments to shared use space identified in the District's Final Notification of Space Offered, are mutually agreed to and memorialized in a revised Shared Use Agreement (Exhibit A to the Use Agreement(s)) signed by authorized Charter School and District school administrators that is delivered to the District, and (b) Charter School has executed and returned the Use Agreement to the District, Charter School's Pro Rata Share Charge will be adjusted for

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Charter School's first payment that is due by July 1. Otherwise, Charter School's Pro Rata Share Charge payment shall remain as set forth in the District's Final Notification of Space Offered. If, on or after June 1, (a) a revised Shared Use Agreement is fully executed and delivered to the District, and (b) Charter School has executed and returned the Use Agreement to the District, Charter School's Pro Rata Share Charge will be adjusted and any resulting credits or additional charges will be applied to Charter School's remaining Pro Rata Share Charge payment(s) after the next full month following the date the District receives the aforementioned documents (for example, if the documents are received on June 2, adjustments will be applied for Charter School's Pro Rata Share Charge payment due by August 1). Notwithstanding the foregoing, the effective date of an adjusted shared use schedule and adjustments to the Pro Rata Share Charge will be based on the date a revised Shared Use Agreement is fully executed.

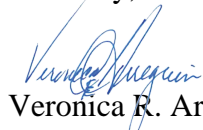
In accordance with California Code of Regulations, title 5, section 11969.9, subdivision (i) and the intent expressed by the California Department of Education, Charter School **will be obligated to pay the entirety of the Pro Rata Share Charge** identified herein should it accept the offered space.

### 10. The Payment Schedule for the Pro Rata Share Charge:

Please see the payment schedule in the Use Agreement(s) attached hereto and incorporated herein by this reference.

**Note:** In accordance with California Code of Regulations, title 5, section 11969.9, subdivision (i) and the intent expressed by the California Department of Education, Charter School is solely permitted to accept or deny **the entirety** of space offered in this Final Notification of Space Offered. Charter School may not partially accept some of the space offered and reject other space offered, and it will be obligated to pay the entirety of the Pro Rata Share Charge identified herein should it accept the offered space. If your facilities needs have changed since the submission of your request, please let us know at your earliest convenience so we may appropriately allocate facilities. Should you have any questions or comments regarding this Final Notification of Space Offered, please contact the District via e-mail at [prop39@lausd.net](mailto:prop39@lausd.net). Please **DO NOT** contact the offered District school site(s) directly.

Sincerely,



Veronica R. Arreguin  
Chief Strategy Officer

Attachments

c: Alberto M. Carvalho  
Pedro Salcido  
Karla Estrada



**BERT CORONA CHARTER HIGH**

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Kristen Murphy

Devora Navera Reed

José Cole-Gutiérrez

Marla Willmott

Jeanette Borden

Daniel Hwang

## **FUNDAMENTAL PROVISIONS**

### **SINGLE-YEAR CO-LOCATION CHARTER SCHOOL FACILITIES USE AGREEMENT**

The following fundamental provisions are incorporated into the Single-Year Co-Location Charter School Facilities Use Agreement (“Agreement”). The provisions shall have the following meanings throughout the Agreement.

(a) Property Owner:	Los Angeles Unified School District (“LAUSD” or “District”), a unified school district existing under the laws of the State of California.
(b) Occupant:	<b>YPI Charter Schools, Inc</b> operating that charter school known as <b>Bert Corona Charter High</b> (“Charter School”), a California Charter School.
(c) School Site:	The Charter School shall be located on the following District School Site in accordance with the terms of this Agreement: <b>Maclay Middle School</b> (“School Site”).
(d) School Site use:	The Charter School shall use the School Site as a public school providing public education to its charter students in accordance with its Charter Petition. The Charter School shall have shared use of the School Site to the extent mutually agreed upon by the parties as set forth in the shared use exhibit attached hereto.
(e) School Year:	This Agreement provides use rights for the <b>2023-2024</b> school year.
(f) Date of Occupancy:	The Charter School’s occupancy shall begin ten (10) working days prior to the first day of instruction as identified in the Charter School’s facilities request for the <b>2023-2024</b> school year.
(g) Term:	The Term of this Agreement shall expire on <b>June 30, 2024</b> .
(h) Pro Rata Share Charge:	The Pro Rata Share Charge for the Charter School’s use of the School Site shall be as outlined in Article 4, section 4.1. See Exhibit B for Pro Rata Share Charge for the School Year.
(i) Charter School’s Address for Notices:	Bert Corona Charter High ATTN: Yvette King-Berg, Executive Director 12513 Gain Street Pacoima, CA 91331 Phone No.: 818-726-8883 Email Address: <a href="mailto:ykingberg@ypics.org">ykingberg@ypics.org</a>

With a copy to:	<p>_____</p> <p>_____</p> <p>ATTN: _____</p> <p>Phone No.: _____</p> <p>Facsimile No.: _____</p> <p>Email Address: _____</p>
(j) LAUSD's Address for Notices:	<p>Los Angeles Unified School District  333 South Beaudry Avenue  Los Angeles, California 90017  ATTN: Director of Real Estate &amp; Business Development  Phone No.: 213-241-6457  Facsimile No.: 213-241-6784  Email Address: <a href="mailto:albert.grazioli@lausd.net">albert.grazioli@lausd.net</a></p>
With a copy to:	<p>Los Angeles Unified School District  333 South Beaudry Avenue  Los Angeles, California 90017  ATTN: Director, Charter Schools Division  Phone No.: 213-241-0399  Facsimile No.: 213-241-2054  Email Address: <a href="mailto:jose.cole-gutierrez@lausd.net">jose.cole-gutierrez@lausd.net</a></p>

**SINGLE-YEAR CO-LOCATION  
CHARTER SCHOOL FACILITIES USE AGREEMENT**

BY AND BETWEEN

**LOS ANGELES UNIFIED SCHOOL DISTRICT,**  
A UNIFIED SCHOOL DISTRICT DULY ORGANIZED AND EXISTING UNDER THE  
LAWS OF THE STATE OF CALIFORNIA,  
AS PROPERTY OWNER,

AND

**YPI CHARTER SCHOOLS, INC,** OPERATING THAT CHARTER SCHOOL KNOWN AS  
**BERT CORONA CHARTER HIGH,** A CALIFORNIA CHARTER SCHOOL.

March 31, 2023

## **SINGLE-YEAR CO-LOCATION CHARTER SCHOOL FACILITIES USE AGREEMENT**

This Single-Year Co-Location Charter School Facilities Use Agreement (“Agreement”) is made and entered into as of the last date of the full execution of this Agreement (the “Effective Date”), by and between the Los Angeles Unified School District, a school district duly organized and existing under the laws of the State of California (“LAUSD” or “District”), and **YPI Charter Schools, Inc.**, operating that charter school known as **Bert Corona Charter High** (“Charter School”), a California Charter School (collectively referred to herein as the “Parties”) with reference to the following:

### **RECITALS**

WHEREAS, LAUSD owns certain real property and facilities held in trust for the State of California to benefit all public school children residing in the District’s boundaries;

WHEREAS, Charter School is a charter school operating under the provisions of the Charter Schools Act of 1992, Education Code section 47600, *et seq.*, and providing public school instruction to school children residing in the District’s boundaries;

WHEREAS, pursuant to Education Code section 47614 and the State Board of Education’s implementing regulations (California Code of Regulations, Title 5, Section 11969.1 – 11969.11) (“Implementing Regulations”) (Education Code section 47614 and the Implementing Regulations are collectively referred to as “Prop. 39”) as they may be amended by the State Board of Education from time to time, the District has certain obligations to provide reasonably equivalent school facilities to charter schools that are providing public school instruction to school children residing in the District’s boundaries;

WHEREAS, Charter School has made a timely request for facilities in accordance with Prop. 39; and

WHEREAS, LAUSD and Charter School wish to set forth the terms and conditions on which Charter School shall have the right to occupy the School Site for purposes of operating a school, as well as the responsibilities of Charter School with respect to the use and operation thereof, and the rights and responsibilities of LAUSD as the owner of certain real property to be used and the improvements thereon.

NOW, THEREFORE, for good consideration had and received, and the mutual covenants and obligations contained herein, LAUSD and Charter School hereby agree as follows:

### **ARTICLE 1. GENERAL TERMS**

1.1 **Definitions.** Capitalized words and phrases used and not otherwise defined elsewhere in this Agreement shall have the following meanings:

(a) “Applicable Law” means and refers to all present and future, foreseeable and unforeseeable, applicable laws (including, without limitation, the California Education Code, the

California Public Contract Code, the California Building Standards Law and any requirements of the California Division of State Architect), ordinances, orders (including consent decrees), rules and regulations, and requirements of all federal, state, county and municipal government, courts, departments, commissions, boards and offices, and any other governmental body exercising jurisdiction over the School Site or exercising functions similar to those of any of the foregoing, foreseen or unforeseen. The Parties recognize that the laws applicable to the Charter School and the District may vary.

(b) “Environmental Laws” means and refers to all federal, state and local laws, ordinances, court orders and administrative directives, rules and regulations now or hereafter in force, as amended from time to time, in any way relating to or regulating human health or safety, or industrial hygiene or environmental conditions, or protection of the environment, or pollution or contamination of the air, soil, surface water or groundwater, and includes, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601, et seq. (“CERCLA”); the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq.; the Clean Water Act, 33 U.S.C. §§ 1251, et seq.; the Hazardous Substance Account Act, California Health & Safety Code §§ 25300, et seq.; the Hazardous Waste Control Law, California Health & Safety Code §§ 25100, et seq.; the Medical Waste Management Act, California Health & Safety Code §§ 15015, et seq.; the Porter-Cologne Water Quality Control Act, California Water Code §§ 13000, et seq.; and California Education Code §§ 17210, et seq., and California Code of Regulations, Title 5, §§ 14010, et seq.

(c) “Hazardous Materials” shall mean any substance or material that is described as a toxic or hazardous substance, explosive material, radioactive substance, waste or material, or a pollutant or contaminant or infectious waste, or words of similar import, in any of the Environmental Laws, and includes but is not limited to, asbestos, petroleum or petroleum products (including crude oil or any fraction thereof, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel, or any mixture thereof), polychlorinated biphenyls, urea formaldehyde, radon gas, radioactive matter, medical waste, and chemicals which may cause cancer or reproductive toxicity.

(d) “Release” shall mean any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing, including continuing migration, into the environment of Hazardous Material into or through soil, air, surface water or groundwater.

(e) “District Real Property” shall mean the real property upon which the School Site is located.

(f) “District Premises” shall mean the facilities and other improvements located on the District Real Property together with the District Real Property.

(g) “Charter School Premises” shall mean that portion of the District Premises that is designated to the Charter School’s exclusive use as outlined in this Agreement.

(h) “Charter School Shared Premises” shall mean that portion of the District Premises that is shared with another District school or charter school. The Charter School Shared Premises will be mutually determined by the Charter School and LAUSD in advance by selecting from a menu of possible shared space on the District Premises. The Charter School’s Shared Premises shall be as described and outlined in Exhibit A attached to this.

(i) “Charter School Owned Premises” shall mean facilities and other improvements together with any real property that is owned by the Charter School.

(j) “Deferred Maintenance” shall mean facilities repair or replacement projects as described in Education Code section 17582(a) or additionally approved by the State Allocation Board; and further detailed by Office of Public School Construction Deferred Maintenance Program Handbook, as updated from time to time. Those projects include, but are not limited to, work necessary to restore or replace deteriorated or damaged building systems such as plumbing, heating, air conditioning, electrical, roofing, flooring, and wall systems. The exterior and interior painting of school buildings, asphalt paving, 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, or such other items as may be approved by the Board, to such condition that the school buildings may be effectively utilized for their designated purposes.

1.2 Statutory References and Exhibits. The specific statutory references in this Agreement are to the Statutes and Regulations of the State of California unless otherwise specified. All Exhibits and Attachments are deemed fully incorporated into this Agreement.

## ARTICLE 2. FACILITIES, FURNISHINGS AND EQUIPMENT

2.1 Exclusive Use. LAUSD hereby grants to Charter School the exclusive use of that portion of the District Premises as fully described and outlined in Exhibit B.

2.2 Shared Use. LAUSD hereby grants to Charter School the shared use of that portion of the District Premises as fully described and outlined in Exhibit A.

2.3 Delivery of Charter School Premises. Unless the Charter School is already in possession of the Charter School Premises as mutually agreed by the District and the Charter School, the District agrees to have the Charter School Premises furnished, equipped and available for occupancy by the Charter School at least 10 working days prior to the first day of instruction in Charter School’s regular school year for the traditional school calendar.

2.4 Furnishings and Equipment. LAUSD shall provide furnishings and equipment to the Charter School. These furnishings and equipment shall remain the property of LAUSD. The furnishings and equipment provided shall be equivalent to those furnishings and equipment provided in the comparison group of schools in accordance with 5 C.C.R. Section 11969.2. All furnishings and equipment located at the Charter School Premises shall be the property of LAUSD unless the Charter School has developed an inventory of the furnishings and equipment that it has

purchased for use on the Charter School Premises. The Charter School's property will be properly inventoried and supported by back-up documentation, such as receipts of purchase or other acceptable form of documentation.

2.5 Telecommunications. The District Premises are wired for telephone and computer data connectivity. The responsibility to provide all communications equipment, excluding phones, computer and related hardware, software, and all required services, shall be the responsibility of the Charter School.

2.6 Title to District Premises. Charter School understands that this Agreement shall provide Charter School with the right to occupy and use the Charter School Premises and Charter School Shared Premises as outlined in this Agreement, and Charter School represents and warrants that Charter School shall not have or assert any ownership right, title or interest to the District Premises based upon its status or possession, occupancy and use of the District Premises.

### ARTICLE 3. TERM

3.1 Agreement Term. The term of this Agreement ("Term") shall commence on the Effective Date and shall expire on the date set forth in (g) of the Fundamental Provisions, unless otherwise agreed between the Parties as outlined in an agreement for summer occupancy, as provided in section 3.2 below, or unless terminated as outlined in this Agreement.

3.2 Summer Occupancy. LAUSD and Charter School may agree to the Charter School's access to the District Premises for a period of time in addition to the term described in section 3.1 above, as follows:

(a) At the time of its initial annual application for facilities, submitted to LAUSD not later than the November 1 deadline, Charter School shall provide LAUSD with its request to occupy the District Premises for purposes of conducting a summer session of its educational program, and an approximation of its desired classroom needs and need for shared space.

(b) By May 1, Charter School will provide LAUSD with a projection of enrollment and an exact accounting of the classrooms and shared space needed.

(c) By June 1, LAUSD will provide Charter School with notification of its assigned classroom space and shared space. LAUSD shall make reasonable efforts to provide Charter School with the space Charter School occupied during the term specified in section 3.1 above; provided, however, that if LAUSD assigns space to Charter School that differs from the space that it occupied, it will provide Charter School with such notice at this time. Charter School and LAUSD will jointly sign the notification acknowledging agreement to the summer occupancy.

(d) If Charter School does not occupy the planned space during the term of its requested occupancy, LAUSD shall have the right to charge Charter School for over-allocated space pursuant to the formula set forth in Prop 39 for over-allocated space, pro rated monthly, provided however that the notification provisions of Title 5 CCR section 11969.8 shall not apply.



(e) Charter School understands that custodial staff is assigned to day shifts during the summer to perform deep cleaning of the campus, and that it will have to pay custodial overtime to perform the daily clean-up of summer school activities, just as the District school would have to out of its local control funding budget if it were to host summer school as well.

#### ARTICLE 4. CHARGES FOR FACILITIES USE

4.1 Definition of Pro Rata Share Charge. The Parties acknowledge and agree that LAUSD may not, pursuant to California law, charge Charter School rent in exchange for its use of the District Premises; provided, however, that LAUSD shall have the right to charge the Charter School an annual fee for use of the District Premises consistent with Education Code section 47614(b) (the “Pro Rata Share Charge”). In exchange for payment of the Pro Rata Share Charge by Charter School, LAUSD shall perform Deferred Maintenance upon the District Premises for the benefit of Charter School. In charging the Pro Rata Share Charge, the District shall not charge the higher oversight fee under Education Code section 47613.

4.2 Calculation of Pro Rata Share Charge. The Pro Rata Share Charge shall be calculated in accordance with Title 5 CCR section 11969.7. When determining Charter School’s facilities costs, Charter School shall only be responsible for facilities payments for those types of facilities spaces used in the District’s calculation of the Pro Rata Share Charge. If the Charter School shares the District Premises, the Charter School shall only be charged the Pro Rata Share Charge on the Charter School Shared Premises on a percentage of its annual usage of the shared premises. The Pro Rata Share Charge shall be determined by calculating the actual square footage of the Charter School’s Premises and the percentage of its usage of Charter School Shared Premises. The Charter School will not be charged a Pro Rata Share Charge for the District Premises that it does not use, but may be charged a proportional Pro Rata Share Charge for shared space needed for the overall operation of the campus as set forth in Title 5 CCR section 11969.7(c). The methodology and the Pro Rata Share Charge for the Term of this Agreement is attached as Exhibit B.

4.3 Disputes as to Payments. If Charter School disputes all or any part of the Pro Rata Share Charge, Charter School shall pay the undisputed portion of the charge per the terms provided in section 4.4 below and shall deposit the disputed amount into escrow with an escrow company authorized to do business in the state of California or otherwise mutually agreed between the Parties, at the Charter School’s expense. The Parties agree to first attempt to resolve such disputes pursuant to the dispute resolution provisions in Section 22.1 of this Agreement. The disputed amount shall remain in escrow until the payment dispute is resolved either through the dispute resolution process or by a final judgment from a court of competent jurisdiction. Any interest accrued on the escrowed funds shall be allocated to the Parties proportionally on the same percentage allocation as the disputed payment amount.

In such instance where Charter School disputes its obligations to pay all or part of the Pro Rata Share Charge, Charter School shall provide LAUSD with a letter or notice entitled “Payment Under Protest” stating that Charter School plans to dispute such payment and proof of deposit of funds into escrow provided by the escrow company. The Payment Under Protest notice shall be provided to LAUSD by the date that payment would have been due under section 4.4 or 5.2, as

applicable. The Charter School shall provide further letter to LAUSD specifying in detail why Charter School is not required to pay all or part of such amount within thirty (30) days following the payment due date.

4.4 Assessment Schedule. The Pro Rata Share Charge will be due to LAUSD on a monthly basis in amounts equal to one twelfth of the total Pro Rata Share Charge for the applicable year. The Pro Rata Share Charge will be payable by the Charter School to LAUSD to the Director of LAUSD's Real Estate & Business Development by the 1st day of each month. If Charter School fails to either make timely payment or deposit disputed payments into escrow with an escrow company authorized to do business in the state of California or otherwise mutually agreed between the Parties and provide timely notice to LAUSD, LAUSD shall provide Charter School with a notice of non-payment and Charter School shall have ten (10) business days from the date of receipt of the notice to respond. If Charter School does not either make payment or dispute payment per section 4.3 above, Charter School authorizes and LAUSD shall have the right, but not the obligation, to deduct the outstanding payment amount from the Charter School's Revenue account.

Notwithstanding anything else in this section 4.4 above, Charter School shall have the option to request LAUSD to deduct Charter School's Pro Rata Share Charge from the Charter School's Revenue account.

4.5 Oversight Fee. If District collects a Pro Rata Share Charge, the District may only charge an oversight fee in accordance with Education Code section 47613, which shall not exceed one percent (1%) of the "revenue of the charter school" (as defined in subdivision (f) of Section 47613). If District does not collect a Pro Rata Share Charge, and does not otherwise charge a fee that may be deemed rent, the District may charge an oversight fee in accordance with Education Code section 47613, which shall not exceed three percent (3%) of the "revenue of the charter school." Oversight fees or Pro Rata Share Charges shall be altered by the Parties in accordance with any change in applicable law during the term of this Agreement. Charter School shall pay the oversight fee in accordance with the requirements for the payment of the Pro Rata Share Charge as provided in section 4.4 above.

## ARTICLE 5. FEE-FOR-SERVICE CHARGES

5.1 Payment for Services. In addition to the services provided by LAUSD under this Agreement, Charter School may request and LAUSD may, from time to time, provide facilities-related services to Charter School in addition to the services provided in this Agreement, upon mutual agreement by the Parties, and shall charge Charter School for such services ("Fee-For-Service Charges"). Any recurring Fee-For-Service Charges shall be payable by Charter School on a monthly basis as set forth in section 4.4 above. One-time Fee-For-Service Charges, will be charged to Charter School on a monthly basis, and will be accompanied by an invoice that reflects the nature of the services delivered, the rate charged, and the degree of completion. A copy of any applicable LAUSD order form or job ticket shall also be enclosed with the invoice. To the extent that Charter School has requested services for which a flat monthly fee is charged, such Fee-For-Service Charges shall be prorated for any partial month. These Fee-For-Service Charges will not

be deducted by LAUSD from the Charter School's Revenue account or offset against any monies owing to the Charter School.

5.2 Timely Payment. Charter School will pay any Fee-For-Service Charges by check or cash within twenty (20) days following the receipt of the invoice. If Charter School fails to pay the Fee-For-Service Charges, the unpaid amounts shall bear interest at the lesser of: (i) the rate publicly announced from time to time by the largest (as measured by deposits) chartered bank operating in California, as its prime rate, reference rate or other similar benchmark rate, plus two percent (2%), or (ii) the maximum rate then allowed by law ("Interest Rate") from the date such amount is due until the date paid.

5.3 Timely Charges. The Parties agree that no amounts may be charged or disputed for services that have been delivered over a period that exceeds twelve (12) months, and that Charter School will have no obligation to pay any amounts charged pursuant to an order or request for services that is more than twelve (12) months old, regardless of whether the services have been delivered and/or completed.

5.4 Disputes as to Payments. If Charter School disputes all or any part of the Fee-For-Service Charges, Charter School shall pay the undisputed portion of the charge per the terms provided in sections 5.1 and 5.2 above, and shall handle the disputed portion as set forth in section 4.3 above.

## ARTICLE 6. INSURANCE

6.1 Charter School's Insurance. Charter School, at Charter School's sole cost and expense, shall both obtain and keep in full force and effect, beginning on the Effective Date and continuing until this Agreement terminates, the following insurance policies for the District Premises, or, in lieu of maintaining coverage through an insurance company, use a self-insurance mechanism that meets the following criteria:

(a) Liability Insurance. Commercial general liability insurance with respect to the District Premises and Charter School Owned Premises, if any, and the operations of or on behalf of Charter School in, on or about the District Premises, including but not limited to: bodily injury, sexual molestation coverage, automobile liability coverage (if Charter School owns vehicles), product liability (if applicable), blanket contractual, broad form property damage liability coverage and host liquor liability in an amount not less than Five Million Dollars (\$5,000,000) in the aggregate, and excess liability coverage on a basis consistent with coverage for schools or a type similar to the Charter School as required by LAUSD as a school district. Coverage shall be maintained with no Self-Insurance Retention above \$15,000 without the prior written approval of LAUSD. The policy shall be endorsed to name the Los Angeles Unified School District and the Board of Education of the City of Los Angeles as named additional insured and shall provide specifically that any insurance carried by the District which may be applicable to any claims or loss shall be deemed excess and the charter school's insurance primary, provided however, that District's insurance shall be primary for claims caused by the actions of third parties, except to the extent that the third party's actions arose as a result of the negligence, intentional disregard or malfeasance of the Charter School.

(b) Property Insurance. Property insurance against fire, vandalism, malicious mischief and such other additional perils as now are or hereafter may be included in a standard “All Risks” coverage, including sprinkler leakage, insuring all of Charter School’s trade fixtures, furnishings, equipment, stock, loss of income or extra expense, and other items of personal property (“Charter’s Property”) in an amount not less than one hundred percent (100%) of replacement value. Such insurance shall contain: (i) coinsurance or contribution clauses, (ii) a replacement cost endorsement, and (iii) a waiver of subrogation in favor of LAUSD. With regard to such property insurance, LAUSD agrees that Charter School shall have the right to participate in insurance policies obtained by LAUSD where such policies are less expensive or otherwise more advantageous to Charter School than coverage otherwise available in the marketplace. Any such participation shall be in a separate written agreement. The Parties further acknowledge and agree that Charter School has no obligation hereunder to purchase earthquake coverage.

(c) Workers’ Compensation, Employer Liability. Workers’ compensation insurance in accordance with provisions of the California Labor Code adequate to protect the charter school from claims that may arise from its operations pursuant to the Workers’ Compensation Act, and employer’s liability insurance in an amount not less than One Million Dollars (\$1,000,000).

(d) Fidelity Bond. Fidelity bond coverage for all of Charter School’s employees and who handle, process, or otherwise have responsibility for Charter School’s funds, supplies, equipment or other assets. Minimum amount of coverage shall be One Million Dollars (\$1,000,000) per occurrence, with no self-insurance retention.

6.2 Insurance Policy Criteria. All policies of insurance required to be carried by Charter School shall be written by responsible insurance companies authorized to do business in the State of California, rated no less than the standard LAUSD requires for non-charter public schools [A.M. Best A-, VII or better]. Any such insurance required of Charter School hereunder may be furnished by Charter School under any blanket policy carried by it or under a separate policy therefor. A true and exact copy of each paid-up policy evidencing such insurance or a certificate of the insurer, certifying that such policy has been issued, providing the coverage required and containing the provisions specified herein, shall be delivered to LAUSD prior to the date Charter School is given the right to possession of the District Premises, and upon renewals, not less than thirty (30) days prior to the expiration of such coverage. In addition, LAUSD and the Board of Education of the City of Los Angeles shall be named as an additional insured on the liability policies and a loss payee on the property coverages for the District Premises. LAUSD may, at any time and from time to time, upon reasonable notice to Charter School and at no cost to Charter School, inspect and/or copy any and all insurance policies required hereunder, and in no event shall the then-limits of any policy be considered as limiting the liability of Charter School under this Agreement.

6.3 Failure to Obtain Insurance. If Charter School fails to procure, maintain and/or pay for at the times and for the durations specified in this Agreement, the insurance required hereunder, or fails to carry insurance required by any Applicable Law, LAUSD may (but without obligation to do so), and with concurrent notice to Charter School, perform such obligations on behalf of

Charter School, and the cost thereof, together with interest thereon at the Interest Rate from the date of demand until paid, shall become due and payable as additional payment by Charter School to LAUSD.

6.4 Reimbursement. Charter School shall reimburse LAUSD for cost of the premiums paid by LAUSD for the insurance carried by LAUSD pursuant to the terms of section 6.3 herein, in accordance with section 5.2. Such amounts will be payable by check, and may not be deducted by LAUSD from Charter School's Revenue account.

6.5 District Insurance. During the Term of this Agreement, the District shall maintain insurance or shall self-insure against claims for injuries to persons or damages to property (real and personal, including the structures on the District Premises and any District-owned personal property) in amounts equal to that which would be in place if the District Premises were occupied by another school of the District. For services provided by the District to the Charter School, the District shall maintain responsibility for these services and such services shall be covered by the District's self-insurance or any insurance that the District may maintain.

## ARTICLE 7. USE OF PREMISES

7.1 Use. Charter School shall use the District Premises for the operation of a school serving school students consistent with the terms of the Charter School's charter, and incidental related uses, such as educational and extracurricular uses, with such use being subject to the terms of this Agreement and all Applicable Law.

7.2 Civic Center Use. Although Charter School shall have the exclusive use of the Charter School Premises, LAUSD, with the prior consent of Charter School, may agree to make the Charter School Premises available to members of the community in accordance with the provisions of the Civic Center Act (Education Code section 38131 et seq.). If Charter School authorizes access to Charter School Premises pursuant to Civic Center Act, Charter School assumes the risk of loss or damage to property as a result of that access.

LAUSD shall have the right to provide use of Charter School Shared Premises to members of the community in accordance with the provisions of the Civic Center Act (Education Code section 38131 et seq.); provided, however, that Charter School shall have first right of use of Charter School Shared Premises if Charter School has timely scheduled use of the Charter School Shared Premises with the local LAUSD school principal by September 15 for the period of November through February, January 15 for the period of March through June, and May 15 for the period of July through October or prior to LAUSD granting use and/or access to a third party.

7.3 Compliance with Laws. The District is not aware of any defect in or condition of the District Premises that would prevent their use for the Charter School's purposes. The District has not received any notice of violation of statute, ordinance, regulation, order or holding from any state or federal agency with jurisdiction over the District Premises that calls into question the appropriateness or sufficiency of the District Premises for their intended purpose. The District discloses that the District Premises may not be in compliance with statutes, ordinances, regulations, orders or holdings that were subsequently enacted or issued after the construction of

the District Premises and the District offered the Charter School Premises and Charter School Shared Premises based upon the information Charter School disclosed in its Prop. 39 facilities request or otherwise disclosed to the District.

Charter School agrees to use and occupy the District Premises in accordance with all Applicable Law. LAUSD acknowledges that Charter School shall not be responsible for repairs, replacements, alterations, renovations or other modifications or improvements that may result from the District Premises' failure to comply with Applicable Laws unless legal non-compliance or the requirement to comply with current Applicable Laws is the result of an act or omission of Charter School. LAUSD agrees that Charter School shall not be liable for any harm, injury, or other liability resulting from the District Premises' failure to comply with Applicable Laws. Notwithstanding anything herein to the contrary, Charter School shall only be responsible for the District Premises' compliance with Environmental Laws, the Americans with Disabilities Act (ADA) and the Fair Employment and Housing Act (FEHA) access rights to the extent Charter School makes any modifications or improvements to the District Premises. Charter School shall not be responsible for any and all environmental conditions which existed on, below, above or around the District Premises prior to the Charter School's occupancy of the District Premises or caused by LAUSD or its contractors, agents, employees, invitees, or representatives, or any third parties.

7.4 Compliance with Charter Petition. Charter School shall, at its sole cost and expense, promptly and at all times comply with the terms and provisions of the Charter School's charter, as it may be amended or renewed by LAUSD or its chartering agency. Notwithstanding the forgoing, if this Agreement conflicts with any provision in the Charter School's charter this Agreement shall supersede the charter.

7.5 Continuous Use. Charter School shall uninterruptedly operate a school at the District Premises during the Term of this Agreement.

7.6 Finger Printing. Each party shall be responsible for ensuring compliance with all applicable fingerprinting and criminal background investigation requirements described in the Education Code.

7.7 Shared Use. If the District Premises are shared with another District school or program or one or more other charter schools, the use of the Charter School Shared Premises shall occur in accordance with the Shared Use Agreement, attached hereto as Exhibit A. The Shared Use Agreement shall be negotiated in good faith and terms shall be mutually entered into between the Charter School and the LAUSD host school principal.

## ARTICLE 8. ALTERATIONS AND SIGNAGE

8.1 Alterations. During the Term of this Agreement, Charter School shall have no right to make alterations, additions, or improvements to the District Premises, which shall include modular classrooms ("Alterations"), unless previously approved by LAUSD and in accordance with conditions set forth by LAUSD in the approval letter delivered by LAUSD or otherwise mutually agreed in writing. Charter School may submit a request to make Alterations to the

District Premises and LAUSD agrees to act upon a timely and complete request by Charter School within thirty (30) days. If LAUSD fails to provide a response to Charter School within thirty (30) days regarding any such timely and complete request the request shall be deemed approved. Any alterations, additions, or improvements must not cause the District Premises to be incompatible with the operation of a school within the public system of the City of Los Angeles, and must be made in compliance with all Applicable Laws and LAUSD policies. Unless otherwise agreed in writing, the Charter School maintains its ownership rights in any Alterations and may be allowed to remove the same at termination of this Agreement and restore the property to the condition reasonably equivalent to that existing prior to Alteration at Charter School's expense.

8.2 Signage. Charter School may install signage at the District Premises, including one sign at the Charter School's main entrance stating the charter school name and other pertinent information, a sign indicating the main office of the Charter School, and other directional signs as appropriate. The signage shall not require any Alterations to the District Premises in order to erect such signage. Such signage shall be in compliance with any District standards previously made available to Charter School and Charter School's receipt of any applicable permits and approvals required under any municipal or other governmental laws, ordinances, rules or regulations; provided, that in the event of any conflict between the District's standards and any applicable municipal or governmental permit and/or approval, the terms and conditions of the municipal or governmental permit and/or approval shall prevail. The Charter School may place additional signs on the property with prior LAUSD approval.

## ARTICLE 9. SURRENDER; END OF THE TERM

9.1 Surrender of District Premises. On the last day of the Term hereof, Charter School shall surrender to LAUSD the District Premises, vacant and in the same condition as when received or made, ordinary wear and tear excepted, free and clear of any liens or encumbrances. All Alterations made by or for Charter School, whether temporary or permanent in character, made either by LAUSD or Charter School, shall, unless otherwise agreed to by the District, be removed and the District Premises shall be surrendered to LAUSD upon expiration of the Term or termination of this Agreement and the property shall be restored to the condition existing prior to Alteration at the expense of Charter School. If any Alterations are made, at least thirty (30) days prior to the last day of the Term hereof, Charter School shall provide the District with its plan of removal and restoration, and the District may require modifications to said plan to ensure that the premises are restored to substantially the same condition they were in prior to Charter School occupancy. By the last day of the Term, Charter School shall remove completely all of Charter School's personal property, including moveable furniture, trade fixtures, and equipment not attached to the District Premises, and repair all damage caused by such removal. Any of Charter School's personal property not so removed shall, with the exception of any modular classrooms purchased by Charter School, after written notification to the Charter School, at the option of LAUSD, automatically become the property of LAUSD upon the expiration or termination of this Agreement or 15 business days following written notification to the Charter School. Thereafter, LAUSD may retain or dispose of in any manner the personal property not so removed, without any notice or liability whatsoever to Charter School.

9.2 Compliance with Applicable Law. All removal of property is subject to Applicable Law, including any local permits and/or approval by the Division of State Architect of the State Department of General Services.

#### ARTICLE 10. HOLDING OVER

10.1 Holding Over. Charter School shall surrender possession of the District Premises immediately upon the expiration of the Term or earlier termination of this Agreement. Absent a written agreement to the contrary, Charter School will not be permitted to hold over possession of the District Premises after such expiration or earlier termination of the Term without the express written consent of LAUSD, which consent LAUSD may withhold in its sole and absolute discretion. Any holdover by Charter School shall constitute a breach of this Agreement by Charter School entitling LAUSD to pursue any and all remedies available at law and in equity, including without limitation consequential damages resulting therefrom.

During any hold over period, Charter School shall: (i) not occupy and use the District Premises during the hold over period except to remove its personal property and Alterations as it has coordinated with LAUSD; and (ii) authorize LAUSD to deduct \$100 per day (or any portion thereof) from Charter School's monthly revenue account commencing on the sixth day of the hold over and said per day rate shall increase by 100% for each 15 day period thereafter; provided, however, that these hold over provisions shall not apply to those situations where Charter School previously made a timely and legally sufficient request under Prop. 39 for the school year to commence after the last day of the Term of this Agreement, LAUSD made a facilities offer and Charter School accepted, and there is a delay in the delivery of the facilities.

#### ARTICLE 11. LAUSD'S ACCESS AND OBLIGATIONS

11.1 Entry. LAUSD and its authorized representatives shall have the right, after forty-eight (48) hours prior written notice to Charter School, to enter the District Premises during normal business hours for the purpose of inspection and audit ("Inspection"); or to perform Deferred Maintenance in or on the District Premises pursuant to a request from Charter School or in accordance with the five year plan for Deferred Maintenance to be updated annually by LAUSD's Maintenance and Operations Branch in consultation with Charter School as set forth below. Nothing in this section shall prevent LAUSD from entering the District Premises to address an emergency upon the District Premises nor shall this provision restrict the LAUSD Charter Schools Division's authority to enter the District Premises without advanced notice to perform its general oversight responsibilities under the terms of Charter School's charter and Applicable Law. An "emergency" shall be defined to include circumstances that risk the health and safety of students, personnel or other persons on the District Premises, or circumstances that risk further imminent damage or destruction to the District Premises, or otherwise jeopardizes the operation of the District Premises including, but not limited to, the safety and sanitary condition of the District Premises.

11.2 Right to Perform. If Charter School fails to perform any covenant or condition to be performed by Charter School, LAUSD and its authorized representative shall have the right to enter the District Premises during normal business hours for the purpose of performing such



covenant or condition at LAUSD's option after ten (10) days written notice to and failure to perform by Charter School or to provide notice to LAUSD pursuant to section 16.1(b) of this Agreement. Charter School shall reimburse LAUSD, in accordance with section 5.2 above, for all reasonable costs incurred in so performing. Any performance by LAUSD of Charter School's obligations shall not waive or cure such default. LAUSD may perform Charter School's defaulted obligations at Charter School's sole cost and expense.

11.3 Other. LAUSD shall have the right after forty-eight (48) hours prior written notice to Charter School to enter the District Premises at all reasonable times during usual business hours for the purpose of exhibiting the same to prospective purchasers or mortgagees or charter schools thereof.

11.4 Obligation to Inspect. On an annual basis, LAUSD's Maintenance and Operations Division will inspect the District Premises and deliver a copy of their inspection to the Charter School prior to commencement of its occupancy. It is understood and agreed by the Parties that LAUSD will bear the sole cost and responsibility for such inspection.

11.5 Deferred Maintenance Plan and Services. The Parties acknowledge and agree that LAUSD has certain obligations to deliver Deferred Maintenance to the District Premises in exchange for Charter School's Pro Rata Share Charge payments. In furtherance of its obligations, LAUSD shall maintain or cause to be maintained a "Deferred Maintenance Plan" for the District Premises. The Deferred Maintenance Plan shall include a schedule and description of Deferred Maintenance services to be delivered by LAUSD to Charter School to cover the Term of this Agreement; provided, however, that the Parties acknowledge that there may not be any scheduled Deferred Maintenance services conducted during the term of this Agreement pursuant to LAUSD's five year plan. LAUSD shall deliver the Deferred Maintenance Plan to Charter School before July 31 of the year of Charter School's occupancy. In addition to the services set forth in the Deferred Maintenance Plan, Charter School may request additional Deferred Maintenance services or accelerated service by telephoning LAUSD's Maintenance Operations Division. LAUSD shall, whenever feasible and without jeopardizing priority maintenance services to other schools, perform such additional or accelerated Deferred Maintenance services for Charter School. LAUSD acknowledges and agrees that it will carry out its responsibilities pursuant to this section 11.5 in a good and workmanlike manner by properly qualified and licensed personnel and in accordance with all Applicable Law and LAUSD policies. LAUSD further acknowledges and agrees that all work it is obligated to perform pursuant to this section 11.5 will be timely commenced and diligently prosecuted through completion.

11.6 Maintenance and Operations. Maintenance and Operations ("M&O") are broadly and generally defined as maintaining, repairing, and operating buildings (including the classrooms therein) and grounds efficiently on a regular basis, in a manner that promotes learning in a safe, clean, and healthy environment.

LAUSD shall solely be responsible for performing M&O on the Charter School Premises and the Charter School Shared Premises to maintain a good, safe and sanitary condition. Charter School shall not be responsible to perform any M&O services. LAUSD shall provide M&O services to the Charter School pursuant to LAUSD's M&O standards and policies and shall

provide these services at a service level similar to that provided to LAUSD public schools. Costs of M&O services are included in the Pro Rata Share Charge (Facilities Costs) which are paid by the Charter School and determined by calculating the actual square footage of the Charter School's Premises and the percentage of Charter School's usage of the Charter School Shared Premises. The Pro Rata Share Charge (Facilities Costs) rate and calculation methodology are attached hereto as Exhibit B. If the Charter School requests any additional facilities-related services that are above and beyond the service level provided to LAUSD public schools and which are not included in the Pro Rata Share Charge (Facilities Costs) but have been agreed to be provided by LAUSD, costs of said services will be charged to the Charter School on a fee-for-service basis as set forth in Article 5 above. Fee-For-Service Charges shall be based upon rates that will be updated by LAUSD and circulated to the Charter School prior to July 31 and which shall be in effect through at least July 31 of the next year.

If and when the Charter School needs additional M&O services and these have been agreed to be provided by LAUSD, Charter School may request said services from LAUSD's Maintenance and Operations Branch by contacting the Complex Project Manager (CPM) for the School Site. The current CPM directory can be found at: <https://achieve.lausd.net/Page/1370>, and an estimate for the requested services will be delivered to Charter School within five (5) working days of the request. Charter School shall report service calls to the School Site plant manager. Only in case of an M&O related emergency, Charter School may call the Service Line Hotline at (213) 745-1600 (M-F 6:30am – 5:00pm); for all M&O related emergencies outside of these hours, Charter School shall contact the LAUSD School Police Department at (213) 625-6631. To the extent a service is being delivered on a long-standing or continuous basis, it is understood and agreed by the Parties that such request for services must be renewed at the outset of each school year to be a validly enforceable obligation.

11.7 Pest Management. Notwithstanding anything provided in this Agreement, LAUSD shall provide the pest management for the District Premises in accordance with LAUSD's Integrated Pest Management Program policy upon written notice to Charter School of its intention to do so. The schedule upon which the pest management service will be provided, as well as the estimated cost of such pest management service. Charter School shall pay the reasonable and customary fee or charge for said pest management service in accordance with Article 5 above.

## ARTICLE 12. LIENS

12.1 Liens. Charter School shall not suffer or permit any liens to stand against the District Premises, or any part thereof, by reason of any work, labor, services or materials done, supplied, or claimed to have been done or supplied. If, as a result of work performed by or under the direction of the Charter School, any such lien shall at any time be filed against the District Premises, the Charter School shall provide written notice thereof to the District as soon as notice of such lien or action comes to the knowledge of the Charter School. The Charter School shall cause the lien or action to be discharged of record within thirty (30) days after the date of the filing of same, either by payment, deposit or bond, unless a bond therefore is already in effect. Nothing in this Agreement shall be construed as consent or agreement by LAUSD to subject its estate in the District Premises or any estate that may be construed in favor of Charter School under this agreement to liability under any mechanics' lien law or to any contractor or laborer for work performed.

12.2 Release of Liens. If any such liens are not so discharged within thirty (30) days after the date of the filing of the same, the District, without waiving its rights and remedies based on such breach by the Charter School whose dealings gave rise to the lien and without releasing the Charter School from any of its obligations, may cause such liens to be released by any reasonable means, including payment in satisfaction of the claim giving rise to such lien. The Charter School shall pay to the District any sum paid by the District to remove such liens in accordance with section 5.2 above.

### ARTICLE 13. ALLOCATION OF RISK

13.1 Indemnity. LAUSD and Charter School hereby agree and acknowledge that the relationship between LAUSD and Charter School is solely a landlord/Charter School type relationship and not a principal/agent relationship. Charter School and LAUSD are acting on their own behalf in operating from the District Premises any school thereon (or any other purpose(s) thereupon) and neither is operating as an agent of the other.

To the fullest extent permitted by law, Charter School and LAUSD shall indemnify, defend and protect each other and their affiliates, successors and assigns, and their officers, directors, shareholders, board members, other members, partners, agents and employees (sometimes referred to as the “Indemnified Party” or sometimes collectively referred to as the “Indemnified Parties”) and hold the Indemnified Parties harmless from any and all losses, costs, damages, expenses and liabilities (including without limitation court costs and reasonable attorneys’ fees) incurred in connection with or arising from any cause (i) in Charter School’s or LAUSD’s use or occupancy of the District Premises, or (ii) in connection with Charter School’s or LAUSD’s operations at the District Premises, including without limiting the generality of the foregoing:

(a) any default by Charter School or LAUSD in the observance or performance of any of the terms, covenants or conditions of this Agreement;

(b) the use or occupancy of the District Premises by Charter School or LAUSD or any person claiming by, through or under Charter School or LAUSD, or their employees, agents, contractors, licensees, directors, officers, partners, trustees, visitors or invitees, or any such person in, on or about the District Premises either prior to, during, or after the expiration of the Term of this Agreement (singularly, “Liability”; collectively, “Liabilities”); and

(c) any claim by a third party that Charter School or LAUSD is responsible for any actions by the other party in connection with any use or occupancy of the District Premises or in any way related to this Agreement.

Notwithstanding anything to the contrary set forth in this Section, the provisions of this section 13.1 shall not apply to the extent that all or part of the Liabilities are due to the gross negligence or willful misconduct of the Indemnified Parties or due to the breach of the Indemnified Party’s obligations under this Agreement. The provisions of this section 13.1 shall survive the expiration or sooner termination of this Agreement.

Charter School or LAUSD shall, upon request by Indemnified Parties, undertake the defense of any Liabilities threatened or asserted against such Indemnified Parties on the following terms and conditions:

(a) The party requesting the benefits of this section 13.1 shall deliver to the other party a written request for defense of a Liability. The receiving party shall have thirty (30) days after the date of the receipt of the request to determine whether the request for defense is appropriate and deliver either a written notice of assumption of defense or rejection of request (“Notice”). If the receiving party denies the request, the requesting party may defend such Liability and pursue any rights or remedies available at law for the rejection of the request.

(b) If the request for defense has been accepted, such defense shall be conducted by reputable attorneys retained by Charter School or LAUSD, as applicable, selected from a list approved by Charter School or LAUSD, as applicable, all at Charter School’s or LAUSD’s sole cost and expense. In the event the interests of Charter School or LAUSD and any such Indemnified Parties in the action conflict in such manner and to such an extent as to require, consistent with applicable standards of professional responsibility, the retention of separate counsel for any of the Indemnified Parties involved in the action, Charter School or LAUSD, as applicable, shall pay all fees and costs charged or incurred by separate counsel chosen by such Indemnified Parties.

(c) If Charter School or LAUSD fails to deliver the Notice or fails to choose counsel from the other party’s approved list, Charter School or LAUSD shall conclusively be bound by and be liable for all liability suffered or incurred by such Indemnified Party, including without limitation, the amount of any judgment, settlement, compromise, fine or penalty, and all costs and fees of counsel incurred by such Indemnified Party in connection therewith, whether or not such Indemnified Party shall choose to undertake a defense in connection with such Liability.

(d) Charter School and LAUSD agree to promptly notify each other of the commencement of any litigation or proceedings pending, threatened or commenced (whether or not served) against Charter School or LAUSD, or any of their directors, officers, agents or employees, in connection with the matters covered hereby.

#### ARTICLE 14. DAMAGE AND DESTRUCTION

14.1 Notice to LAUSD. Charter School shall provide written notice to LAUSD immediately of any casualty that wholly or partially damages or destroys the Charter School Premises or Charter School Shared Premises.

14.2 If there is damage or destruction, in whole or in part, to the Charter School Premises or Charter School Shared Premises:

(a) Unsafe Access or Use. If Charter School and LAUSD determine that all or substantially all of the Charter School Premises and/or Charter School Shared Premises are inaccessible or unusable by Charter School in a safe manner, then the Parties may mutually agree to terminate this Agreement.

(b) Safe Access or Use. If Charter School and LAUSD determine that Charter School can safely continue its educational program from the Charter School Premises, Charter School may elect to continue the Agreement in effect; provided, that Charter School's Pro Rata Share Charge shall be adjusted proportionately for that portion of the Charter School Premises and/or Charter School Shared Premises that Charter School cannot and relinquishes use of.

(c) Upon mutual agreement between the Parties, Charter School may elect to pay LAUSD for the full estimated cost and expense to repair such damage or destruction, or pay in accordance with a structured payment schedule agreed to by LAUSD. If Charter School exercises such option, this Agreement shall continue in full force and effect but the Pro Rata Share Charge and all other charges, expenses and fees shall be proportionately reduced as provided in section 14.2(b).

(d) If this Agreement is terminated pursuant to this section 14.2, LAUSD shall make best efforts to house Charter School's entire program that was conducted at the Charter School Premises in a single facility for the remainder of the Charter School's planned school year. If LAUSD cannot provide Charter School with a single facility, LAUSD shall make best efforts to provide Charter School with classrooms sufficient to house the Charter School's entire program that was conducted at the Charter School Premises across multiple facilities or by temporary use of DSA compliant modular classrooms, as permitted by law, either on the District Premises or at other District real property that LAUSD deems appropriate; provided, that pursuant to section 47614(b)(1) of the Education Code, nothing herein shall obligate LAUSD to expend unrestricted general fund revenues.

## ARTICLE 15. EMINENT DOMAIN

15.1 Termination of Agreement. This Agreement shall terminate if all of the Charter School Premises or Charter School Shared Premises are permanently taken under the power of eminent domain. If only a part of the Charter School Premises or Charter School Shared Premises is permanently taken under the power of eminent domain, LAUSD or Charter School may elect to terminate this Agreement by providing sixty (60) days' written notice to the other party. In the event of a permanent partial taking which does not result in termination of this Agreement, the Pro Rata Share Charge shall be proportionately reduced based on the portion of the Charter School Premises or Charter School Shared Premises rendered unusable, and LAUSD shall restore the Charter School Premises or Charter School Shared Premises by constructing a demising wall deemed necessary by LAUSD to separate the Charter School Premises or Charter School Shared Premises from the portion permanently taken. In the event LAUSD terminates this Agreement pursuant to this section, LAUSD shall make best efforts to house Charter School's entire program in a contiguous facility for the remainder of the Charter School's planned school year. If LAUSD cannot house the Charter School's entire program in a single contiguous facility, LAUSD shall make best efforts to provide Charter School with classrooms sufficient to house the Charter School's entire program across multiple facilities or by use of temporary modular classrooms.

15.2 Allocation of Condemnation Award. In the event of a permanent condemnation or taking of all or part of the District Premises, LAUSD shall be entitled to any and all awards which may be made in such taking or condemnation relating to all interests, including the fee title, to the District Premises. Nothing contained in this Article 15 shall be deemed to give LAUSD any

interest in or to require Charter School to assign to LAUSD any separate award as designated by the condemning authority made to Charter School for (i) the taking of Charter School's personal property, (ii) interruption of or damage to Charter School's business, or (iii) amounts attributable to Charter School's relocation expenses.

15.3 Temporary Taking. No temporary taking of the Charter School Premises or Charter School Shared Premises or any part of the Charter School Premises or Charter School Shared Premises and/or of Charter School's rights to the Charter School Premises or Charter School Shared Premises or under this Agreement shall terminate this Agreement or give Charter School any right to any abatement of any payments owed to LAUSD pursuant to this Agreement, provided that such temporary taking does not continue for more than five (5) consecutive days or a total of five (5) non-consecutive days in any thirty (30) day period. Any award made by reason of such temporary taking shall belong entirely to LAUSD, except as to compensation for (i) the temporary taking of Charter School's personal property, (ii) interruption of or damage to Charter School's business, or (iii) amounts attributable to Charter School's temporary relocation expenses.

#### ARTICLE 16. CHARTER SCHOOL'S DEFAULT; LAUSD'S REMEDIES

16.1 Charter School's Default. The occurrence of any one of the following events shall be considered a default of this Agreement by Charter School:

(a) The failure of Charter School to pay any charges or fees due and payable hereunder pursuant to the provisions of sections 4.4 or 5.2, as applicable, or otherwise provided herein; provided, however, that any such notice shall be in lieu of, and not in addition to, any notice required under Code of Civil Procedure section 1161, and such ten (10) day cure period shall run concurrently with any cure period required under California law, including Code of Civil Procedure section 1161.

(b) The failure of Charter School to observe or perform any of its covenants or obligations hereunder, which failure continues past the notice and cure period provided herein. LAUSD shall provide Charter School with written notice of default and Charter School shall have ten (10) business days to provide a response to LAUSD either evidencing compliance with the terms of this Agreement or a plan to cure the default and a reasonable timeline acceptable by LAUSD within which Charter School will diligently prosecute the same to completion. In no event shall such default continue for more than ninety (90) days after written notice thereof by LAUSD to Charter School without prior written agreement by LAUSD. Any such notice shall be in lieu of, and not in addition to, any notice required under Code of Civil Procedure section 1161; and such cure period shall run concurrently with any cure period required under California law, including Code of Civil Procedure section 1161.

(c) Charter School's abandonment of the Charter School Premises for a period of thirty (30) consecutive days, it being agreed that the fact that any of Charter School's property remains in the Charter School Premises shall not be evidence that Charter School has not vacated or abandoned the Charter School Premises; provided, however, any normal school holidays including summer and inter-term breaks shall not constitute abandonment of the Charter School Premises.

(d) 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 a petition for reorganization or arrangement under any law relation to bankruptcy (unless the same is dismissed within sixty (60) days); the appointment of a trustee or received to take possession of substantially all of the Charter School's assets located at the Charter School Premises, or of Charter School's interest in this Agreement, where possession is not restored to Charter School within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of Charter School's assets located at the Charter School Premises or of Charter School's interest in this Agreement, where such seizure is not discharged within thirty (30) days.

(e) Any failure by Charter School to execute and deliver any statement or document described in Article 20 below within a reasonable period of time after LAUSD's written request for such statement or document. Any such notice shall be in lieu of and not in addition to any notice required under Code of Civil Procedure section 1161, and such thirty (30) day cure period shall run concurrently with any cure period required under California law, including Code of Civil Procedure section 1161.

(f) The assignment, subletting or other transfer of this Agreement in violation of Article 18.

(g) The cessation of Charter School's program after a revocation, nonrenewal or surrender of the charter to the granting agency. However, Charter School shall not be in default of this Agreement until after Charter School has exhausted all appeals subsequent to the revocation or nonrenewal of its charter.

#### 16.2 LAUSD's Remedies.

(a) In the event of any default by Charter School and if Charter School fails to cure such default within the time period specified in this Agreement after receipt of written notice from LAUSD of such default, LAUSD shall have the right, in addition to all other rights available to LAUSD under this Agreement or now or later permitted by law or equity, to terminate this Agreement by providing Charter School with a ninety (90) day prior written notice of termination. Upon termination, LAUSD may recover any damages proximately caused by Charter School's failure to perform under this Agreement, or which are likely in the ordinary course of business to be incurred, including any amount expended or to be expended by LAUSD in an effort to mitigate damages, as well as any other damages which LAUSD is entitled to recover under any statute now or later in effect.

(b) In accordance with Civil Code section 1951.4 (or any successor statute), Charter School acknowledges that in the event Charter School has breached this Agreement and abandoned the District Premises, this Agreement shall continue in effect for so long as LAUSD does not terminate Charter School's right to possession, and LAUSD may enforce all its rights and remedies under this Agreement, including the right to recover the Pro Rata Share Charge as it becomes due under this Agreement and the reasonable costs incurred to preserve the property. Acts of

maintenance or preservation of the Charter School Premises or Charter School Shared Premises or the appointment of a receiver upon initiative of LAUSD to protect LAUSD's interest under this Agreement shall not constitute a termination of Charter School's right to possession. In addition to its other rights under this Agreement, LAUSD has the remedy described in Civil Code section 1951.4.

(c) In the event of any default by Charter School and if Charter School fails to cure such default within the time period specified in this Agreement after receipt of written notice from LAUSD of such default, LAUSD shall also have the right, with or without terminating this Agreement, to enter the Charter School Premises or Charter School Shared Premises and remove all persons and personal property from the District Premises, such property being removed and stored in a public warehouse or elsewhere at Charter School's sole cost and expense. No removal by LAUSD of any persons or property in the District Premises shall constitute an election to terminate this Agreement. Such an election to terminate may only be made by LAUSD in writing, or decreed by a court of competent jurisdiction. LAUSD's right of entry shall include the right to remodel the Charter School Premises or Charter School Shared Premises and re-let the Charter School Premises or Charter School Shared Premises. Any payments made by Charter School or third party to whom the facilities are re-let shall be credited to the amounts owed by Charter School under this Agreement. No entry by LAUSD shall prevent LAUSD from later terminating this Agreement by written notice.

(d) If Charter School fails to perform any covenant or condition to be performed by Charter School within a the time period specified in this Agreement after Charter School received written notice of such failure from LAUSD, LAUSD may perform such covenant or condition at its option, after notice to Charter School. In the event of an emergency, LAUSD has the right to perform such activity to mitigate the impact of the emergency. All reasonable costs incurred by LAUSD in so performing shall be reimbursed to LAUSD by Charter School in accordance with section 5.2 hereof. Any performance by LAUSD of Charter School's obligations shall not waive or cure such default. All out-of-pocket, reasonable costs and expenses actually incurred by LAUSD in collecting payments due, or enforcing the obligations of Charter School under this Agreement shall be paid by Charter School to LAUSD in accordance with section 5.2 hereof.

(e) The rights and remedies of LAUSD set forth herein are not exclusive, and LAUSD may exercise any other right or remedy now or later available to it under this Agreement, at law or in equity.

#### ARTICLE 17. LAUSD'S DEFAULT; CHARTER SCHOOL'S REMEDIES

17.1 LAUSD's Default. LAUSD shall be considered in default of this Agreement for failure by LAUSD to observe or perform any of its covenants or obligations hereunder which continue beyond the notice and cure period provided herein (except in the event of an emergency, in which case LAUSD shall perform its obligations immediately). Charter School shall provide LAUSD with written notice of default and LAUSD shall have ten (10) business days to provide a response to Charter School either evidencing compliance with the terms of this Agreement or a plan to cure the default and a reasonable timeline acceptable to Charter School within which LAUSD will diligently prosecute the same to completion. In no event shall such default continue



for more than ninety (90) days after written notice thereof by Charter School without prior written agreement by Charter School.

17.2 Charter School's Remedies. If LAUSD fails to perform any covenant or condition to be performed by LAUSD within the time period specified in section 17.1 after LAUSD received written notice of such failure from Charter School, Charter School shall have the right to withhold payment as its remedy for LAUSD non-performance, as specified in Article 4 or Article 5 of this Agreement. In the event of an emergency, Charter School has the right to perform such activity to mitigate the impact of the emergency. All out-of-pocket, reasonable costs and expenses actually incurred by Charter School as a result of LAUSD's failure to perform under this Agreement, in collecting payments due, or enforcing the obligations LAUSD under this Agreement shall be paid by LAUSD to Charter School within thirty (30) days of written demand therefor.

The rights and remedies of Charter School set forth herein are not exclusive, and Charter School may exercise any other right or remedy now or later available to it under this Agreement, at law or in equity.

#### ARTICLE 18. ASSIGNMENT AND SUBLETTING

18.1 No Assignment or Subletting. Charter School shall not have the right, voluntarily or involuntarily, to assign, license, transfer or encumber this Agreement or lease or sublet all or any part of the District Premises without LAUSD's prior written consent. LAUSD and Charter School acknowledge and agree that this Agreement is being entered into so that Charter School may operate a charter school. Charter School acknowledges and agrees that it has no right to assign or sublease this Agreement. Any purported transfer shall be void. No consent to transfer shall constitute a waiver of the provisions of this Article 18.

#### ARTICLE 19. HAZARDOUS MATERIALS

19.1 Compliance with Laws. Charter School shall comply with all applicable Environmental Laws relating to industrial hygiene and environmental conditions on, under or about the Charter School Premises and Charter School Shared Use Premises, including but not limited to, air, soil and ground water conditions. Charter School shall not use Hazardous Materials on, under or about the Charter School Premises and Charter School Shared Use Premises in violation of Environmental Laws; provided, however, that Charter School may use normal and customary cleaning solutions and office supplies so long as the use of such solutions and supplies are in quantities and in a manner wholly consistent with all applicable Environmental Laws; and further provided that Charter School may use normal and customary chemicals for classroom use so long as the use of such chemicals are in quantities and in a manner wholly consistent with all applicable school standards and approved by LAUSD'S Office of Environmental Health and Safety (OEHS). Without limiting the generality of the foregoing, Charter School shall not transport, use, store, maintain, generate, manufacture, handle, dispose, Release or discharge any Hazardous Material upon or about the Charter School Premises and Charter School Shared Use Premises in violation of Environmental Laws during the Term of this Agreement. In addition, Charter School shall be cognizant of activities that it conducts on the Charter School Premises and Charter School Shared Use Premises which may be considered to be a "project" under CEQA.

Prior to engaging in any activity which may trigger CEQA compliance, Charter School shall notify LAUSD of the need for possible environmental review of such activity.

19.2 Notice. Charter School will promptly notify LAUSD in writing if Charter School has or acquires actual notice or knowledge that any Hazardous Material has been or is threatened to be, released, discharged, disposed of, transported, or stored on, in, or under or from the Charter School Premises and Charter School Shared Use Premises in violation of Environmental Laws. Charter School shall promptly provide copies to LAUSD of all written complaints, claims, citations, demands, inquiries, reports or notices relating to the conditions of the Charter School Premises and Charter School Shared Use Premises or compliance with Environmental Laws. Charter School shall promptly supply LAUSD with copies of all written 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 wastes or substances pursuant to Environmental Laws. To the extent Charter School has actual knowledge of the same, Charter School shall promptly notify LAUSD of any liens threatened or attached against the Charter School Premises and Charter School Shared Use Premises pursuant to any Environmental Laws.

19.3 Inspection. LAUSD and LAUSD's agents, servants, and employees including, without limitation, legal counsel and environmental consultants and engineers retained by LAUSD ("LAUSD Parties"), may (but without the obligation or duty to do so), at any time and from time to time, on not less than two (2) business days' written notice to Charter School (except in the event of an emergency, in which case, no notice will be required), inspect the Charter School Premises and Charter School Shared Use Premises to determine whether Charter School is complying with Charter School's obligations set forth in this Article 19, and to perform environmental inspections and samplings, during regular business hours (except in the event of an emergency) or during such other hours as LAUSD and Charter School may agree. Charter School will comply with the Asbestos requirement as cited in the Asbestos Hazard Emergency Response Act (AHERA), 40 CFR part 763.

19.4 Indemnification. Except to the extent of LAUSD's and LAUSD Parties' negligence or willful misconduct, Charter School shall indemnify, defend (by counsel reasonably approved in writing by LAUSD), protect, save and hold harmless LAUSD and LAUSD Parties from and against any and all Claims arising from any breach of Charter School's covenants under this Article 19.

19.5 LAUSD Disclosures. To the best knowledge of LAUSD and unless identified in Exhibit C attached hereto and incorporated herein or otherwise disclosed to Charter School, the District Premises has not been used to treat, store, process, or dispose of Hazardous Materials, except for normal and customary cleaning solutions and office supplies in quantities and in a manner wholly consistent with all applicable Environmental Laws and normal and customary chemicals used in the course of LAUSD's programs, and to the best knowledge of LAUSD there is no Release nor has there ever been any Release of such Hazardous Materials at, on, about or under the District Premises which would give rise to a cleanup or remediation obligation under any applicable federal, state or local Environmental Laws or under common law. LAUSD discloses that it presumes many of the LAUSD school campuses have asbestos, including

insulation or flooring, lead, and possibly other Hazardous Materials that were acceptable for use from the time of the construction of the District Premises to the present or undiscovered to date. Charter School should use the District Premises with such presumption in mind.

LAUSD hereby indemnifies, defends (by counsel reasonably approved in writing by Charter School), protects, saves and holds harmless Charter School from and against any and all loss, liability, damage, cost, expense or claim arising from (a) any breach of LAUSD's representations and warranties contained in this Agreement; or (b) any and all environmental conditions caused by LAUSD or its contractors, agents, employees, invitees, or representatives, or any third parties.

## ARTICLE 20. NOTICE

20.1 Notice. Except where otherwise indicated in this Agreement, any notice or communication required or permitted hereunder shall be given in writing, sent by (a) personal delivery by a representative of the party giving such notice, or (b) overnight delivery by recognized overnight courier, or (c) United States mail, postage prepaid, registered or certified mail, or (d) facsimile (provided that the same shall be followed by delivery of a copy by one of the other permitted means of delivery), addressed as provided in section 22.24, except as otherwise provided above. Any such notice or communication shall be deemed to have been delivered either at the time of personal delivery actually received by the addressee or a representative of the addressee at the address provided above, or, if delivered on a business day in the case of delivery service or certified or registered mail, as of the earlier of the date delivered or the date forty-eight (48) hours following the date deposited in the United States mail, at the address provided herein, or if by telecopier, upon electronic confirmation of good receipt by the receiving telecopier. LAUSD and Charter School hereby agree that notices may be given hereunder by the Parties' respective legal counsel and that, if any communication is to be given hereunder by LAUSD's or Charter School's legal counsel, such counsel may communicate directly with all principals as required to comply with the provisions of this Article 20.

## ARTICLE 21. SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE

21.1 Obligations of Charter School. This Agreement and the rights granted to Charter School by this Agreement are and shall be subject and subordinate at all times to all deeds of trust or mortgages now or later affecting or encumbering all or any part of the District Premises and/or any ground or underlying leasehold estate; provided, however, any such subordination shall be subject to the execution of a non-disturbance agreement reasonably acceptable to Charter School by LAUSD under the deed of trust or mortgage; and provided, further, however, that if LAUSD elects at any time to have Charter School's interest in this Agreement be or become superior, senior or prior to any such instrument, then upon receipt by Charter School of written notice of such election, Charter School shall immediately execute all necessary and reasonable subordination instruments or other reasonable documents confirming the subordination of such mortgage or deed of trust to this Agreement.

21.2 LAUSD's Right to Assign. LAUSD's interest in this Agreement may be assigned to any mortgagee or trust deed beneficiary as additional security. Nothing in this Agreement shall

empower Charter School to do any act without LAUSD's prior consent which can, shall or may encumber the title of the owner of all or any part of the District Premises.

21.3 Attornment by Charter School. In the event of any foreclosure of any or all mortgages or deeds of trust encumbering the District Premises by trustee's sale, voluntary agreement, deed in lieu of foreclosure, or by the commencement of any judicial action seeking foreclosure, Charter School shall attorn to and recognize the beneficiary or purchaser at the foreclosure sale, as Charter School's landlord under this Agreement, and Charter School agrees to execute and deliver at any time upon request of such beneficiary, purchaser, or their successors, any instrument to further evidence such attornment. Charter School hereby waives its right, if any, to elect to terminate this Agreement or to surrender possession of the District Premises in the event of any such mortgage or deed of trust foreclosure.

21.4 Non-Disturbance. Notwithstanding any of the provisions of this Article to the contrary, in the event of the cancellation or termination of any or all other agreements affecting all or any part of the District Premises in accordance with its terms or by the surrender thereof, whether voluntary, involuntary or by operation of law, or by summary proceedings, or in the event of any foreclosure of any or all mortgages or deeds of trust encumbering the District Premises by trustee's sale, voluntary agreement, deed in lieu of foreclosure, or by the commencement of any judicial action seeking foreclosure, Charter School shall be allowed to occupy the District Premises and this Agreement shall remain in effect, subject to the terms of this Agreement.

## ARTICLE 22. MISCELLANEOUS

22.1 Dispute Resolution. Notwithstanding anything in this Agreement to the contrary, disputes between Charter School and the District regarding this Agreement, including, the alleged violation, misinterpretation, or misapplication of this Agreement, Proposition 39, or State Regulations shall be resolved using the dispute resolution process identified below.

The party initiating the dispute resolution process shall prepare and send to the other party a notice of dispute that shall include the following information: (1) the name, addresses and phone numbers of designated representatives of the party (the designated representatives must be an employee(s) of Charter School or the District); (2) a statement of the facts of the dispute, including information regarding the parties' attempts to resolve the dispute; (3) the specific sections of the Agreement that are in dispute; and (4) the specific resolution sought by the party. Within ten (10) business days from receipt of the notice of dispute the representatives from Charter School shall meet with representatives from the District in an informal setting to try to resolve the dispute.

If the informal meeting fails to resolve the dispute the party initiating the dispute resolution process shall notify the other party (the responding party) in writing that it intends to proceed to mediation of the dispute and shall request the State Mediation and Conciliation Service to appoint a mediator within ten (10) business days to assist the parties in resolving the dispute (if the State Mediation and Conciliation Service ("SMCS") is unable or refuses to provide a mediator the parties shall mutually agree upon a mediator with fifteen (15) days from notice that SMCS will be unable to provide a mediator). The initiating party shall request appointment of a mediator who is available to meet as soon as possible but not later than 30 calendar days after receipt of the request

for appointment. The party initiating the dispute shall forward a copy of the notice of the dispute to the appointed mediator. The responding party shall file a written response with the mediator and serve a copy on the initiating party within seven business days of the first scheduled mediation. The mediation procedure shall be entirely informal in nature; however, copies of exhibits upon which either party bases its case shall be shared with the other party in advance of the mediation. The relevant facts should be elicited in a narrative fashion to the extent possible, rather than through examination and cross examination of witnesses. The rules of evidence will not apply and no record of the proceedings will be made. If an agreement is reached, the agreement shall be reduced to writing and shall be signed by the District and Charter School.

Either party may seek equitable or injunctive relief prior to the mediation to preserve the status quo or prevent irreparable injury pending the completion of that process. Except for such an action to obtain equitable relief, neither party may commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session, or 45 calendar days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action, if the parties so desire.

22.2 Merger. The voluntary or other surrender of this Agreement by Charter School, or a mutual cancellation of this Agreement, shall not work a merger, and shall, at the option of LAUSD, terminate all or any existing subleases or subtenancies, or may, at the option of LAUSD, operate as an assignment to it of Charter School's interest in any or all such subleases or subtenancies.

22.3 Relationship. The relationship between LAUSD and Charter School is not and shall not be deemed or construed either as a partnership or as a joint venture.

22.4 Quiet Enjoyment. Provided Charter School has performed all of the terms, covenants, agreements and conditions of this Agreement, including the payment of all other sums due hereunder, Charter School shall peaceably and quietly hold and enjoy the District Premises for the Term hereof, but subject to the provisions and conditions of this Agreement, against LAUSD and all persons claiming by, through or under LAUSD. Charter School's right to use the District Premises as herein provided shall be subject to restrictions or other limitations or prohibitions resulting from any Applicable Law now in force or which may hereafter be in force.

22.5 Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

22.6 Captions. The captions and headings of this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Agreement of the intent of any provision hereof.

22.7 Amendment. No amendment or modification to this Agreement shall be effective for any purpose unless in writing signed by LAUSD and Charter School indicating an intent to modify this Agreement.

22.8 Choice of Law. This Agreement shall be governed by the laws of the State of California.

22.9 Interpretation. This Agreement shall be deemed to be jointly prepared by both Parties hereto, and any ambiguities or uncertainties herein shall not be construed for or against either of the Parties.

22.10 Attorneys' Fees. In the event either party should commence an action against the other to enforce any obligation set forth herein, the unsuccessful party shall pay to the prevailing party its costs of litigation or arbitration, including reasonable attorneys' fees, whether or not the suit is brought to judgment or conclusion in arbitration.

22.11 Counterparts and Electronic Execution. This Agreement may be executed in one or more counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. An executed counterpart may be delivered by electronic mail (in electronic format such as .pdf or .tif or other accepted format) and shall be effective as delivery of a manually executed and personally delivered counterpart to create a validly executed instrument.

22.12 Entire Agreement. This Agreement contains all of the agreements of the Parties with respect to the matters covered hereby, and no prior agreements, oral or written, or understandings or representations of any nature whatsoever pertaining to any such matters shall be effective for any purpose unless expressly incorporated into the provisions of this Agreement. The provisions of this Agreement shall not be amended or altered except by an instrument in writing signed by both Parties.

22.13 Successors and Assigns. Subject to the provisions hereof relative to assignment, this Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, transferees, successors and assigns of the respective Parties hereto; provided, however, that the terms of this Agreement shall be binding, without exception or limitation, against any school district(s) or similar governmental agency that may be created as a subset of or successor to LAUSD as owner of the District Premises or as chartering agency with respect to the Charter Petition, as it may be extended or amended from time to time.

22.14 Time Is of the Essence. Time is of the essence with respect to the performance or observance of each of the obligations, covenants and agreements under this Agreement.

22.15 Gender. As used herein, the neuter gender includes the feminine and the masculine, the masculine includes the feminine and the neuter, and the feminine includes the masculine and the neuter; and each includes corporation, partnership or other legal entity when the context so requires.

22.16 Waiver. No waiver of any provision hereof shall be deemed a waiver of any other provision hereof. Consent to or approval of any act by one of the parties hereto shall not be deemed to render unnecessary the obtaining of such party's consent to or approval of any subsequent act, nor shall any custom or practice which may grow between the Parties in the administration of the terms hereof be deemed a waiver of, or in any way affect, the right of LAUSD to insist upon the performance by Charter School in strict accordance with said terms. Nothing in this Agreement shall be deemed a waiver of the Charter School's right to challenge the District's compliance or lack thereof with its obligations under Prop. 39.

22.17 Cumulative Remedies. No remedy herein shall be considered exclusive of any other remedy, but the same shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity or by statute, and every power and remedy given by this Agreement may be exercised from time to time and as often as occasion may arise or as may be deemed expedient.

22.18 Force Majeure. Whenever either party hereto shall be required by the terms of this Agreement or by law to perform any contract, act, work, construction, labor or services, or to perform and comply with any laws, rules, orders, ordinances, regulations or zoning regulations, said party shall not be deemed to be in default herein and the other party shall not enforce or exercise any of its right under this Agreement, if and so long as nonperformance or default herein shall be directly caused by strikes, nonavailability of materials, war or national defense preemptions or civil disobedience, governmental restrictions, alien invasion, or other similar causes beyond the reasonable control of the non-performing party.

22.19 Incorporation. The terms and conditions of all Exhibits hereto are incorporated herein by this reference.

22.20 Sale. LAUSD shall have the right at any time and from time to time during the Term hereof to sell, encumber or assign all or any portion of its fee interest, if any, in the District Real Property; subject, however, to the leasehold estate of Charter School created by this Agreement.

22.21 Reasonableness. Unless this Agreement provides for a contrary standard, whenever in this Agreement the consent or approval of LAUSD or Charter School is required, such consent or approval shall not be unreasonably withheld or delayed; and unless a contrary standard or right is set forth in this Agreement, whenever LAUSD or Charter School is granted a right to take action, exercise discretion, or make an allocation, judgment or other determination, LAUSD or Charter School shall act reasonably and in good faith and take no action which may result in the frustration of the reasonable expectations of a sophisticated Charter School and a sophisticated landlord concerning the benefits to be enjoyed under this Agreement.

22.22 Authorization to Sign Agreement. If Charter School is a corporation, each individual executing this Agreement on behalf of Charter School represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of Charter School in accordance with a duly adopted resolution of Charter School's Board of Directors, and that this Agreement is binding upon Charter School in accordance with its terms. If Charter School is a partnership or trust, each individual executing this Agreement on behalf of Charter School

represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of Charter School in accordance with the terms of such entity's partnership agreement or trust agreement, respectively, and that this Agreement is binding upon Charter School in accordance with its terms, and Charter School shall, concurrently with its execution of this Agreement, deliver to LAUSD upon its request such certificates or written assurances from the partnership or trust as LAUSD may request authorizing the execution of this Agreement. Each individual executing this Agreement on behalf of LAUSD represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of LAUSD and this Agreement is binding upon LAUSD in accordance with its terms.

22.23 Covenants and Conditions. All provisions, whether covenants or conditions, on the part of Charter School shall be deemed to be both covenants and conditions.

22.24 Addresses for Notices. All notices, demands, disclosures, acknowledgments, consents, approvals, statements, requests, responses, and invoices to be given under this Agreement will, unless otherwise indicated herein, be in writing, and will be effective upon receipt and addressed to the address for each respective party as set forth in the Fundamental Provisions.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement:

PROPERTY OWNER:

LOS ANGELES UNIFIED SCHOOL DISTRICT

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

By: \_\_\_\_\_

Name: Albert J. Grazioli, Jr.

Title: Director of Real Estate & Business  
Development

CHARTER SCHOOL:

YPI CHARTER SCHOOLS, INC

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**EXHIBIT A  
SHARED USE AGREEMENT**

**CONTACT INFORMATION**

**Charter School:** Bert Corona Charter High

On-site Principal or Lead Administrator

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**1. On-site Assistant Principal or Administrator Next In Charge**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**2. On-site Contact for Health Emergencies**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**LAUSD School:** Maclay MS

On-site Principal or Lead Administrator

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**1. On-site Assistant Principal or Administrator Next In Charge**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**2. On-site Contact for Health Emergencies**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**CALENDAR - Please attach a copy of your school's calendar for the entire 2023-24 school year**

**Charter School**

First Day of Instruction: \_\_\_\_\_

Last Day of Instruction: \_\_\_\_\_

**LAUSD School**

First Day of Instruction: \_\_\_\_\_

Last Day of Instruction: \_\_\_\_\_

**EXHIBIT A**  
**SHARED USE AGREEMENT**

**SCHOOL HOURS**

**Charter School**

Before-school program hours: \_\_\_\_\_

Start of School: \_\_\_\_\_

End of School: \_\_\_\_\_

After-school program hours: *(Please see Disclosures, attached as Exhibit C to the Agreement. Further action is required and additional fees may apply.)*

**LAUSD School**

Before-school program hours: \_\_\_\_\_

Start of School: \_\_\_\_\_

End of School: \_\_\_\_\_

After-school program hours: \_\_\_\_\_

**HOLIDAY/BREAK SCHEDULE – Please see attached 2023-24 calendars**

**Charter School:** \_\_\_\_\_

**LAUSD School:** \_\_\_\_\_

**ACCESS**

Charter School will instruct its employees and students to utilize the following gate for entry to and exit from the campus:

Charter School will instruct its visitors to utilize:

- (    ) The gate identified above for entry to and exit from the campus and Charter School will be responsible for monitoring the gate to control access.
- (    ) The front gate to the campus used by LAUSD School and Charter School will comply with LAUSD's visitor policy. Charter School shall have a Charter School employee escort the visitor to and from the Charter School area.

Charter School may elect to utilize the parking lot, up to Charter School's Maximum Allocation percentage identified in Exhibit B to the Agreement. Charter School's usage is subject to Exhibit C (Disclosures) to the Agreement. Specific arrangements, such as locations of parking areas and spaces, should be mutually agreed upon following discussions between Charter School and LAUSD School administrators and/or Region representatives.

## EXHIBIT A SHARED USE AGREEMENT

### SHARED SPACE

Restrooms: All restrooms (inclusive of Boys/Girls and Faculty Restrooms) will be shared as needed.

Charter School's use of shared space is agreed-upon as follows:

#### **Indoor Spaces:**

<b>Area</b>	<b>Max. Daily Allocation to Charter School</b>	<b>Daily/Weekly Charter School Schedule</b>
Assembly (MPR/ Auditorium)	147 min.	8:00 A.M. - 10:27 A.M.
College/ Career Center	147 min.	8:00 A.M. - 10:27 A.M.
Computer Lab	147 min.	8:00 A.M. - 10:27 A.M.
Faculty Lounge/ Dining Room	147 min.	8:00 A.M. - 10:27 A.M.
Gymnasium	147 min.	8:00 A.M. - 10:27 A.M.
Library	147 min.	8:00 A.M. - 10:27 A.M.
Other Shared Use Spaces (If Any)	TBD (See Note 4)	
Parent Center	147 min.	8:00 A.M. - 10:27 A.M.
Student Locker Room	147 min.	8:00 A.M. - 10:27 A.M.

#### **Outdoor Spaces:**

<b>Area</b>	<b>Max. Daily Allocation to Charter School</b>	<b>Daily/Weekly Charter School Schedule</b>
Garden/ Agriculture	147 min.	8:00 A.M. - 10:27 A.M.
Handball Walls	147 min.	8:00 A.M. - 10:27 A.M.

Area	Max. Daily Allocation to Charter School	Daily/Weekly Charter School Schedule
Outdoor Basketball	147 min.	8:00 A.M. - 10:27 A.M.
Outdoor Dining	147 min.	8:00 A.M. - 10:27 A.M.
Quad	147 min.	8:00 A.M. - 10:27 A.M.
Soccer Field	147 min.	8:00 A.M. - 10:27 A.M.

**Notes:**

1) Proposition 39 regulations require shared space to be shared proportionately with Charter School. The percentage for Charter School use is calculated based on the ratio of total Charter School exclusive use teaching stations vs. total LAUSD School exclusive use teaching stations. The particular shared use spaces available and Charter School's maximum use rights are listed above. Charter School's resulting pro rata share obligation may be subject to modification following negotiations and confirmation of shared use space allocations and schedules between Charter School and LAUSD School administrators.

2) The exact number of science labs, if any, and Charter School's resulting pro rata share obligation, may be subject to modification based on the actual number of science labs confirmed to exist at the school site and/or following negotiations and confirmation of shared use space allocations and schedules between Charter School and LAUSD School administrators.

3) If applicable, this type of area is provided to District students in some, but not all, of the grade levels served by Charter School. As such, the "Max. Daily Allocation to Charter School" for this area accounts only for the portion of Charter School's in-district students who would be provided with this type of area if they attended District schools.

4) To the extent that shared use spaces not identified above exist at the offered school site and have not been eliminated to provide exclusive use teaching station space to Charter School, Charter School is entitled to shared use of these spaces up to Charter School's Maximum Allocation identified herein.

**EXHIBIT A**  
**SHARED USE AGREEMENT**

Calendars for the Shared Use Areas shall be available to both schools and located at:

\_\_\_\_\_

Charter School Principal and/or his/her designee shall meet with LAUSD Principal and/or his/her designee every \_\_\_\_\_ at \_\_\_\_\_ in order to discuss upcoming events and/or any other issues that may arise.

\_\_\_\_\_  
Authorized Charter School Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
LAUSD Principal

\_\_\_\_\_  
Date



# LOS ANGELES UNIFIED SCHOOL DISTRICT INSTRUCTIONAL SCHOOL CALENDAR 2023-2024

**Board Approved**  
**3/27/2023**

**JULY**

MO	TU	WE	TH	FR
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

**AUGUST**

MO	TU	WE	TH	FR
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

**SEPTEMBER**

MO	TU	WE	TH	FR
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

**OCTOBER**

MO	TU	WE	TH	FR
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

**NOVEMBER**

MO	TU	WE	TH	FR
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

**DECEMBER**

MO	TU	WE	TH	FR
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

**JANUARY**

MO	TU	WE	TH	FR
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

**FEBRUARY**

MO	TU	WE	TH	FR
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	

**MARCH**

MO	TU	WE	TH	FR
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

**APRIL**

MO	TU	WE	TH	FR
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30			

**MAY**

MO	TU	WE	TH	FR
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

**JUNE**

MO	TU	WE	TH	FR
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28

07/04/23..... Independence Day  
 08/15/23..... First Day of Instruction  
 09/01/23..... Admission Day  
 09/04/23..... Labor Day  
 11/10/23..... Veterans Day Observed  
 11/23 - 11/24/23..... Thanksgiving Holiday  
 12/20/23 - 01/05/24.. Winter Recess  
 01/08/24..... Second Semester Begins  
 01/15/24..... Dr. Martin L. King Jr. Birthday

02/19/24..... Presidents' Day  
 03/25 - 03/29/24... Spring Recess  
 04/01/24..... Cesar E. Chavez Birthday  
 Observed  
 04/24/24..... Armenian Genocide Day  
 05/27/24..... Memorial Day  
 06/05/24..... Last Day of Instruction  
 06/19/24..... Juneteenth Holiday

## LEGEND:



First Day/Last Day of Instruction  
 Legal/Local Holidays  
 School Recess  
 Unassigned Day (no school)  
 Pupil Free Days \*  
 Second Semester Begins  
 Instructional Days

## Instructional Days

Fall Semester..... 82  
 Spring Semester..... 98  
 Total..... 180

\* If a school selects Monday, January 8, 2024, as a Pupil Free Day, then Thursday, June 6, 2024, becomes an Instructional Day.

Important Dates				
1st Day of School	8/9/2023		1st Day 2nd Semester	1/9/2024
Labor Day	9/4/2023		M.L. King Jr. Day	1/15/2024
Veteran's Day	11/10/2023		President's Day	2/19/2024
Thanksgiving Break	11/20-24/23		Cesar Chavez Day	4/1/2024
1st Semester Ends	12/15/2023		Spring Break	3/25- 4/1/24
Winter Break	12/18/23 to 1/8/24		Easter Observance	4/1/2024
			Memorial Day	5/27/2024
		Last Day of School	6/7/2024	

Professional Development Dates			
New Teacher	7/26/2023	Site	8/8/2023
New Teacher	7/27/2023	All Staff	9/25/2023
New Teacher	7/28/2023	All Staff	10/27/2023
All Staff	7/31/2023	All Staff	10/30/2023
All Staff	8/1/2023	All Staff	1/8/2024
All Staff	8/2/2023	Site	3/4/2024
All Staff	8/3/2023	Site	6/10/2024
All Staff	8/4/2023	Site	6/11/2024
Site	8/7/2023	Site	6/12/2024

**EXHIBIT B**  
**LAUSD Facilities Cost Worksheet for 2023-2024 School Year**

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	<b>Debt Service - interest and principal on COPS</b>	\$16,374,431.26	\$0.22	<b>\$0.22</b>
	<b>Maintenance &amp; Operations</b>			<b>\$7.94</b>
(1) (2)	Air Filter Tech and Building Engineering	\$4,156,361.26	\$0.06	
(1) (2)	Pest Management	\$2,561,065.78	\$0.03	
(1) (2)	Custodial (Buildings)	\$163,591,438.06	\$2.20	
(1) (2)	Rubbish Removal	\$13,036,852.16	\$0.18	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$242,993,167.91	\$3.27	
(1) (2)	Utilities (Electricity, Water, Gas)	\$163,771,619.95	\$2.20	
	<b>Safe and Comfortable</b>			<b>\$2.56</b>
(1) (2)	School Police Services	\$54,090,617.00	\$0.73	
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,674,153.89	\$0.09	
(1) (2)	Information Technology Division	\$129,732,032.00	\$1.74	
(3)	<b>Deferred Maintenance</b>	\$0.00	\$0.00	<b>\$0.00</b>
(1) (2) (4)	<b>Insurance</b>	\$21,185,599.00	\$0.28	<b>\$0.28</b>
	<b>Grounds Costs</b>			<b>\$0.18</b>
(1) (5)	Gardening Services	\$14,016,669.49	\$0.06	
(1) (5)	Landscaping/Tree Trimming	\$3,472,919.91	\$0.02	
(1) (5)	Custodial (Grounds)	\$23,370,205.44	\$0.10	
			<b>GRAND TOTAL</b>	<b>\$11.18</b>
<b>LEGEND</b>	Total K-12 building square footage and direct support space		<b>74,372,006</b>	
	Footprint for total District buildings		<b>49,504,706</b>	
	Total District grounds square footage		<b>280,853,971</b>	
	Net grounds square footage		<b>231,349,265</b>	

**\*NOTES:**

- (1) Calculation of facilities costs based upon actual 2021-22 school year expenses.  
(2) Total K-12 building square footage and direct support space  
(3) Deferred Maintenance was paid for by bond funds during 2021-22 school year  
(4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater  
(5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings



**EXHIBIT B**  
**2023-24 SY Facilities Costs**  
**Pro Rata Share Calculations**

<b>LAUSD Campus:</b> Maclay MS	<b>Charter School:</b> Bert Corona Charter High
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M =	Total Number of Charter Teaching Stations	9
N =	Total Number of LAUSD Teaching Stations	17
O =	Total Number of Charter Special Education Space(s)	3
P =	Total Number of Charter Administrative Space(s)	1

$$\begin{aligned} \text{\% of Shared Use Space} &= \frac{\text{Total \# of Charter Teaching Stations (M)}}{\text{Total \# of All Teaching Stations (M + N)}} \\ &= 35 \end{aligned}$$

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**EXCLUSIVE SPACE: Charter School will occupy the following areas exclusively:**

Charter Classroom(s): 39, 44, 45, 46, 47, CS10, CS11, CS12, CS13, 37A (Sp Ed), 38A (Sp Ed), CS9 (Sp Ed), CS14/ CS14A/ CS14B/ CS14C/ CS14D (Office)

**Exclusive Space Square Footage**

13,343.44	Total Charter School Exclusive Use Square Footage of Teaching Stations (M), Special Education Space(s) (O) and Administrative Space(s) (P) = A
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**Pro Rata Share Calculations\***

A =	13,343.44	A = Charter School Exclusive Use Square Footage of Teaching Stations, Special Education Space(s) and Administrative Space(s)
B =	11,113.22	B = Total Charter School Shared Use Space Square Footage Obligation (See Shared Use Space Calculation Worksheet)
C =	\$11.18	C = 2023-24 Facilities Costs per Square Foot
X = A * C	\$149,179.66	X = Charter School Exclusive Use Pro Rata Share Amount
Y = B * C	\$124,245.80	Y = Charter School Shared Use Pro Rata Share Amount
Z = X + Y	\$273,425.46	Z = TOTAL PRO RATA SHARE CHARGE DUE ANNUALLY FROM CHARTER SCHOOL
		MONTHLY PRO RATA SHARE CHARGE DUE ON THE 1ST OF EACH MONTH FROM CHARTER SCHOOL = <b>\$22,785.46</b>

**EXHIBIT B**  
**2023-24 SY Facilities Costs**  
**Pro Rata Share Calculations**

**SHARED USE SPACE CALCULATION**

<b><u>Area, per Exhibit A (Shared Use Agreement)</u></b>	<b><u>Area Square Footage</u></b>	<b><u>Charter %*</u></b>	<b><u>Charter School Pro Rata Shared Space Square Footage</u></b>
Assembly (MPR/ Auditorium)	8,155.87	35%	2,854.55
College/ Career Center	960.98	35%	336.34
Computer Lab	696.44	35%	243.75
Faculty Lounge/ Dining Room	906.71	35%	317.35
Gymnasium	6,937.88	35%	2,428.26
Library	2,852.94	35%	998.53
Parent Center	622.57	35%	217.90
Restrooms (Inclusive)	5,865.42	35%	2,052.90
Student Locker Room	4,753.26	35%	1,663.64
Total Charter School Shared Use Space Square Footage Obligation			11,113.22

\* "Charter %" is calculated by using the total weekly hours of Charter School use of each individual Area (per Exhibit A) divided by a total of 35 hours per week. Charter % is "% of Shared Use Space" which is the maximum shared use time allocation entitlement for the Charter School (on a weekly basis), as provided by law, unless otherwise agreed to by the Parties in Exhibit A.

\*\*The exact number of science labs, if any, and Charter School's resulting pro rata share obligation, may be subject to modification based on the actual number of science labs confirmed to exist at the school site and/or following negotiations and confirmation of shared use space allocations and schedules between Charter School and LAUSD School administrators.

**EXHIBIT B**  
**2023-24 SY Facilities Costs**  
**Payment**

Pursuant to section 4.4 of the Agreement, the Pro Rata Share Charge is due from Charter School to the District on a monthly basis in amounts equal to one-twelfth of the total Pro Rata Share Charge by the 1st day of each month. Charter School's total Pro Rata Share Charge ("Z") and monthly Pro Rata Share Charge payment are identified herein. Charter School's first monthly Pro Rata Share Charge payment is due to the District on or before **July 1, 2023.**

Note: The District will accept full payment of the total Pro Rata Share Charge on or before July 1, 2023.

Checks should be mailed to the following address:

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**REAL ESTATE OFFICE**  
**Attn: PROP 39 PAYMENT PROCESSING**  
**333 S. Beaudry Ave., 1st Floor**  
**Los Angeles, CA 90017**



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
*Facilities Services Division*

***Sent Via Email***

Yvette King-Berg  
Bert Corona Charter High  
12513 Gain Street  
Pacoima, CA 91331

**RE: Pro Rata Share Charges and Payment Options**

Dear Charter School Operator,

This letter provides important information and offers payment options regarding Proposition 39 Pro Rata Share Charges should Bert Corona Charter High ("Charter School") accept facilities pursuant to Proposition 39 for the 2023-24 school year.

Pursuant to Proposition 39 and the Single-Year Co-Location Charter School Facilities Use Agreement ("Use Agreement"), Charter School is obligated to pay a Pro Rata Share Charge to the Los Angeles Unified School District ("District"). Subject to adjustments (if any) made to Charter School's usage of shared use spaces as memorialized in Exhibit A to the Use Agreement (i.e., the "Shared Use Agreement"), Charter School's projected total Pro Rata Share Charge for the applicable school year is \$273,425.46.

As stated in section 4.4 and Exhibit B to the Use Agreement, the Pro Rata Share Charge is due to the District on a monthly basis in amounts equal to one-twelfth (1/12) of the total Pro Rata Share Charge by the 1st day of each month. Charter School's first monthly Pro Rata Share Charge payment is due to the District on or before July 1, 2023. (Charter School is also permitted to make full payment of the total Pro Rata Share Charge on or before July 1, 2023.)

**PAYMENT OPTIONS**

The District is offering Charter School the following four payment options:

- (1) Deliver a check to the District in an amount equal to one-twelfth (1/12) of the total Pro Rata Share Charge by the 1st day of each month.

**If Charter School elects any of the following options, its authorized representative must sign and return the attached election form to the District by May 1, 2023.**

- (2) Deliver a single check to the District in an amount equal to the total Pro Rata Share Charge for the 2023-24 school year on or before July 1, 2023.
- (3) Authorize a one-time automatic deduction from Charter School's revenue source allocation in an amount equal to the total Pro Rata Share Charge for the 2023-24 school year.
- (4) Authorize monthly automatic deductions from Charter School's revenue source allocation in amounts equal to one-twelfth (1/12) of the total Pro Rata Share Charge for the 2023-24 school year.

For options (1) and (2), Charter School should make checks payable to "Los Angeles Unified School District" and write in the memo/note section:

"Bert Corona Charter High, Prop. 39 Pro Rata Share, [Month] 2023-24"

Please deliver all checks to:

**Los Angeles Unified School District**  
**Attn: Prop. 39 Payment Processing**  
**333 S. Beaudry Avenue, 1<sup>st</sup> Floor**  
**Los Angeles, CA 90017**

**REMINDER:** Pursuant to section 4.4 of the Use Agreement, if Charter School fails to either make timely payment of the Pro Rata Share Charge or deposit disputed payments into escrow and provide timely notice to the District, the District shall provide Charter School with a notice of non-payment and Charter School shall have ten (10) business days from the date of receipt of the notice to respond. If Charter School does not either make payment or dispute payment, Charter School authorizes the District, and the District shall have the right, but not the obligation, to deduct the outstanding payment amount from Charter School's revenue account.

Should you have any questions regarding this letter, please contact Karen Tandoc or Ron Morris in the Prop. 39 Payment Office at [realestate-charter@lausd.net](mailto:realestate-charter@lausd.net) or 213-241-6785.

Sincerely,



Albert J. Grazioli, Jr.  
Director of Real Estate & Business Development

Encl.

c: Jose Cole-Gutierrez  
Marla Willmott  
Jeanette Borden  
Karen Tandoc  
Ron Morris

**ELECTION FOR PAYMENT OF PROP. 39 PRO RATA SHARE CHARGE  
2023-24 School Year**

**Yvette King-Berg  
Bert Corona Charter High  
12513 Gain Street  
Pacoima, CA 91331**

In lieu of delivering a check to the Los Angeles Unified School District ("District") in an amount equal to one-twelfth (1/12) of the total Pro Rata Share Charge by the 1st day of each month (per section 4.4 of Single-Year Co-Location Charter School Facilities Use Agreement ("Use Agreement"), Bert Corona Charter High ("Charter School") elects the following option for payment of its Pro Rata Share Charge for the 2023-24 school year:

***Check One:***

- ☐ Charter School will deliver a single check to the District in an amount equal to the total Pro Rata Share Charge for the 2023-24 school year, as identified in the Use Agreement and as may be amended by the parties, on or before July 1, 2023.
- ☐ Charter School authorizes a one-time automatic deduction from Charter School's revenue source allocation, including in lieu of property taxes, in an amount equal to the total Pro Rata Share Charge for the 2023-24 school year, as identified in the Use Agreement and as may be amended by the parties.
- ☐ Charter School authorizes monthly automatic deductions from Charter School's revenue source allocation, including in lieu of property taxes, in amounts equal to one-twelfth (1/12) of the total Pro Rata Share Charge for the 2023-24 school year, as identified in the Use Agreement and as may be amended by the parties.

By signing below, I represent that I have the authority to make the foregoing election on behalf of Charter School.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **EXHIBIT C**

### **LAUSD DISCLOSURES**

1. Beyond the Bell. LAUSD discloses that the District Premises are used by Beyond the Bell to provide enrichment programs and these enrichment programs may occur in those portions of the District Premises that are not designated for the exclusive use of the LAUSD School and Charter School. These Beyond the Bell enrichment programs will have priority use of those portions of the District Premises that are not designated for the exclusive use of either party.

Current programs, if any, are attached hereto as Attachment C-1.

2. Civic Center Permits. LAUSD discloses that in accordance with the Civic Center Act, Ed. Code section 38130 et seq. and its Board Rule, the District Premises are used by the community and general public through civic center permits. If Charter School wants to use the District Premises (excluding those portions designated for the exclusive use of either party) after school hours, Charter School shall notify the Leasing Office of its proposed use and the Leasing Office will determine if Charter School's proposed use will conflict with any issued civic center permits. If there will be a conflict with any issued civic center permits, the Leasing Office will determine if the civic center permit can be cancelled to accommodate Charter School's use. The Leasing Office shall not be required to cancel a civic center permit if the civic center permit holder would receive less than ten (10) business days written notice of cancellation. Prior to issuing a new civic center permit, the Leasing Office shall notify Charter School of the requested use and Charter School shall have the opportunity to notify LAUSD of any scheduled use that may conflict with the request.

The civic center permits currently issued, if any, are attached hereto as Attachment C-2.

3. Lease; License. LAUSD discloses that the District Premises have been used in the past and continue to be used by third-parties through the issuance of leases or licenses. Any use of the District Premises shall be subject to the leases and licenses existing as of the Effective Date of this Agreement and/or those leases and/or licenses that LAUSD may issue in the future; provided, that prior to issuing a new lease or license, LAUSD shall notify Charter School of the requested use and Charter School shall have the opportunity to notify LAUSD of any scheduled use that may conflict with the request.

The leases, licenses or joint use agreements currently issued, if any, are attached hereto as Attachment C-3.

4. Lockdowns. LAUSD discloses that a number of events may occur on the District Premises or in the neighborhood surrounding the District Premises that may require the District Premises to go into "lockdown" status, which means all students are secured in buildings until emergency personnel have authorized the release of the students and movement on the District Premises. It is recommended that Charter School maintain those supplies it deems appropriate for a lockdown. LAUSD shall not be liable to Charter School or its students for any costs, expenses or damages arising from any lockdown of the District Premises.

5. Emergency Supplies. It is recommended that Charter School, at its sole cost and expense, maintain water, food, toilet paper, and other supplies that it deems appropriate for its students in the event an emergency occurs. LAUSD shall not provide Charter School with any emergency supplies and Charter School agrees that LAUSD shall not be liable for any costs, expenses, damages or claims arising from emergency supplies or the lack thereof.

6. Emergency Shelter or Location. LAUSD discloses that each of its schools may be used as an emergency shelter, meeting place, command center, etc. in the event of an emergency declared by any Federal, State, county or city agency with such powers ("emergency location"). This means that notwithstanding any provision of this Agreement, if an emergency has been declared and the District Premises deemed needed, Charter School may be denied access to and use of the District Premises in order for the District Premises to be used for such things as, but not limited to, a command center of operations, shelter to displaced people, storage of equipment, supplies, and goods, or temporary morgue. LAUSD shall not be liable to Charter School or its students for any costs, expenses or damages arising from Charter School's inability to access and/or use the District Premises in the event of an emergency or damage, destruction or theft of Charter School's property at the District Premises. Charter School may pursue against the agency occupying the District Premises as an emergency location any remedies for any damage, destruction or theft of Charter School's property at the District Premises arising from the use of the District Premises as an emergency location.

7. Hazardous Materials. None

8. Joint Use/Occupancy/Power Agreements. LAUSD discloses that in accordance with applicable law and its Board Rules, the District Premises have been used in the past, are presently used, and/or may be used in the future, by non-LAUSD parties through joint use and other agreements. Any use of the District Premises shall be subject to these agreements that exist as of the Effective Date of this Agreement and/or may exist in the future. These agreements will have priority use of those portions of the District Premises that are not designated for the exclusive use of either party.

Agreements currently issued, if any, are described and/or attached hereto as Attachment C-4.

9. Average Daily Attendance Disclosures. The facilities allocated by the District to Charter School pursuant to this Agreement are based on the in-district classroom Average Daily Attendance assumptions identified by the District. If Charter School's actual in-district classroom Average Daily Attendance at the School Site exceeds those in-district classroom Average Daily Attendance assumptions, the District discloses that it may assess a fee to Charter School for facilities-related services due to resulting increased impacts and costs incurred by the District for the School Site. The fee will be treated as "Fee-For-Services Charges" and be payable by Charter School to the District pursuant to the provisions in section 5.1 of this Agreement. The fee will be determined based on the District's out-of-pocket costs for additional facilities related services, including, but not limited to, supplies, air filter tech and building engineering, pest management, building custodial (staff and/or services provided, including supervision and other administrative costs), rubbish removal, routine repairs and general maintenance, utilities, school police services, Office of Environmental Health & Safety, insurance, and ground costs (including gardening



services, landscaping/tree trimming, and custodial). For purposes of determining whether a fee is applicable under this disclosure, Charter School's actual in-district classroom Average Daily Attendance will be determined using the report submitted pursuant to section 11969.9(l) of the Implementing Regulations in conjunction with the first principal apportionment under Education Code section 41601. Nothing in this disclosure shall be interpreted to constitute a waiver by the District for any violations of Charter School's charter related to its actual enrollment.

10. Other Disclosures. The District discloses that it has received State of California facilities funding and may receive additional state funds to modernize the School, and/or other sources of grant funding, and the District is obligated to maintain the School in good repair and to meet the standards of California Code of Regulations, Title 5, et seq. and Education Code 17251 (c) and (d). Accordingly, the State of California and/or others have the right to access all of the facilities of the School Site, including the Charter School's Exclusive Use Space and Shared Space, to audit and inspect the School for grant compliance.

11. Shared Use of Storage, Nursing Station and Parking Lot. Charter School may share usage of storage, nursing station, and parking lot with the District School, each up to Charter School's Maximum Allocation percentage identified in Exhibit B (Facilities Costs). Charter School's shared usage of these facilities is subject to this Exhibit C (Disclosures). Based on the shared use square footage / percentage of storage and nursing station by Charter School, the Pro Rata Share Charge (Exhibit B) will be increased to reflect this adjustment.

12. Data Connectivity / Internet Service. The District Premises are wired for telephone and computer data connectivity. Based on a variety of factors, including, but not limited to, site-specific network and data connectivity configurations at each District school site, Charter School's current occupancy and usage of the District Premises, and Charter School's March 1 written response to the District's preliminary proposal pursuant to section 11969.9(g) of the Implementing Regulations, the District discloses that conditions pertaining to Charter School's use of the District Premises include finalizing details prior to the commencement of the Term of this Agreement related to data connectivity and internet service made available to Charter School, Charter School's responsibility for payment of costs for data and services provided, terms and conditions of use, work related to physical/logical network separation between Charter School and District-operated programs, and potential separate agreements between Charter School, the District and/or third-party internet service providers.

13. Science Lab(s). The District places the following conditions on Charter School's shared use of science laboratory classroom spaces:

- Charter School may only use science laboratory classroom space based on time that accounts for a full educational period based on the District school's schedule at the proposed site.
- Should Charter School's shared use of the science laboratory classroom space require the District to dislocate District students who would otherwise attend class in that science laboratory classroom space for a particular educational period, and no other teaching stations are available at the proposed site to accommodate the displaced District students for that educational period, the District school will serve

its own students in Charter School's exclusive use teaching station space during that educational period. In such circumstances, Charter School's exclusive use teaching space allocation will not be reduced, but Charter School may not take any measures to prevent the District school from serving its own students in such space. Such measures include, but are not limited to, setting an alarm system and/or placing locks on the door of the exclusive use teaching station.

- Due to security concerns, Charter School may only use the shared science laboratory classroom space during such days and times that the District school on the proposed site is open, operational and providing instruction to District K-12 students.
- Please be advised that, while science laboratory classroom spaces provided for shared use by Charter School will be contiguous within the meaning of section 11969.2(b) of the Implementing Regulations, they might not be located in the same cluster of exclusive use teaching stations provided to Charter School at the proposed site.
- The District's Office of Environmental Health and Safety ("OEHS") has developed and implemented a Chemical Hygiene Plan ("CHP") to minimize employee and student exposure to hazardous chemicals in schools with science laboratories. A qualified Chemical Safety Coordinator ("CSC") is appointed at each location with a chemical laboratory to implement the CHP. In order to use the science laboratory classrooms, Charter School must comply with the CHP, including but not limited to, designating and maintaining a trained member of its professional staff as its CSC and who will be responsible for participating in chemical safety training, participating in hazard communication training, and reviewing the Science Safety Handbook for California Public Schools. Duties of Charter School's CSC will include training Charter School's employees on chemical safety, ensuring that safe laboratory procedures are adhered to, maintaining reference materials including Material Safety Data Sheets, inspecting and maintaining safe chemical storage rooms, completing chemical inventories, providing oversight for packaging and removal of hazardous waste, and collaborating with the District school's CSC on all related issues. Charter School will be bound by all District and OEHS health and safety requirements, including but not limited to "Reference Guide 1563.2 – Chemical Safety Coordinators" (copy available at <https://achieve.lausd.net/cms/lib08/CA01000043/Centricity/domain/135/pdf%20files/REF-1563.2.pdf>) when using science laboratory classrooms. Only chemicals approved by the State of California and OEHS may be used in District school laboratory classrooms. These chemicals are designated as "LAUSD-Approved Laboratory Chemicals."
- Charter School must confirm that its insurance policies cover Charter School's use of District science laboratory classroom space.

14. Conference Rooms. Should the District Premises have conference rooms and/or other private meeting spaces and should Charter School desire use of such spaces, Charter School will be provided shared use of these spaces in proportion to Charter School's maximum shared use entitlement, as identified in the Shared Use Agreement attached as Exhibit A to the Agreement. Charter School's Pro Rata Share Charge will be adjusted to include Charter School's proportionate share of conference rooms and/or other private meeting spaces.

15. Shared Use Schedules. Shared use schedules are to be negotiated between the District principal and co-located Charter School principal in good faith. The District discloses that certain changes to the District school's schedule, including but not limited to changes to the lunch and recess schedule or changes to the length of time for recess and lunch, may require approval of the District school's Local School Leadership Council prior to the implementation of such change.

16. After School Program Use. Prior to utilizing the District Premises after Charter School's instructional day hours (as identified in the Shared Use Agreement) for purposes of conducting a program for Charter School's students, whether run by Charter School or any third-party ("After School Program Use"), Charter School shall first notify the District's Leasing and Asset Utilization Department of its intended After School Program Use. The District discloses that additional fees may apply for After School Program Use of the District Premises.

## **ATTACHMENT C-1**

### *Maclay Middle School*

#### **BEFORE AND AFTER SCHOOL PROGRAMS: Youth Services / YS Plus**

Through the After School Education and Safety (ASES) and 21<sup>st</sup> Century Community Learning Center grants (21stCCLC), Beyond the Bell and over 30 partnering community-based organizations continue to implement comprehensive before and after school programs beginning 1.5-2 hours before the school day and/or from school dismissal until 6:00 p.m. daily. Comprehensive after school programs must operate at a 20:1 student/instructor ratio and include three components per day -- academic, enrichment, and recreation.

Academic assistance (literacy, math, and homework assistance) is offered the first hour of the program on days when Extended Learning Activities are offered. Other offered programs, support, and services include exam preparation, homework assistance, tutoring, mentoring programs, reading/math/science/social science activities, and credit reclamation. These grant-funded comprehensive school programs continue to serve approximately 69,000 K-8 students and 7,000 high school students daily.

**ATTACHMENT C-2**

<b>District School Site</b>	<b>Facility</b>	<b>Start Date</b>	<b>End Date</b>	<b>Times</b>	<b>Organization Name</b>
Maclay MS	Field Area	4/9/23	6/30/23	Sat/Sun 8am- 4pm	Leopardos Soccer

## **ATTACHMENT C-3**

None

## **ATTACHMENT C-4**

None

## **FUNDAMENTAL PROVISIONS**

### **SINGLE-YEAR FOOD SERVICES AGREEMENT**

**CONTRACT #** \_\_\_\_\_

The following fundamental provisions are incorporated into the Single-Year Food Services Agreement (“Agreement”). The provisions shall have the following meanings throughout the Agreement.

(a) LAUSD or District:	Los Angeles Unified School District, a unified school district existing under the laws of the State of California.				
(b) Operator:	_____ operating that charter school known as _____ (“Charter School”), a California Charter School.				
(c) School Site:	Charter School shall be located on the following District School Site: _____.				
(d) Term:	The Term of this Agreement shall commence on Charter School’s first day of instruction for the 2023-2024 school year, and expire on Charter School’s last day of instruction for the 2023-2024 school year or <b>June 30, 2024</b> , whichever is sooner, unless terminated otherwise as outlined in this Agreement.				
(e) Charter School’s Address for Notices:	_____ ATTN: Phone No.: Facsimile No.: Email Address:				
(f) LAUSD’s Address for Notices:	Los Angeles Unified School District 333 South Beaudry Avenue Los Angeles, California 90017 ATTN: Director of Food Services Phone No.: 213-241-2993 Facsimile No.: 213-241-4881				
(g) Charter School’s per meal charge (LAUSD as School Food Authority):	<b>Grade Level</b>	<b>Breakfast (\$)</b>	<b>Lunch (\$)</b>	<b>Snack (\$)</b>	<b>Supper (\$)</b>
	K - 5	XXX	XXX	XXX	XXX
	6 - 8	XXX	XXX	XXX	XXX
	9 - 12	XXX	XXX	XXX	XXX



**SINGLE-YEAR FOOD SERVICES AGREEMENT**

BY AND BETWEEN

**LOS ANGELES UNIFIED SCHOOL DISTRICT,**  
a unified school district duly organized and existing under the laws  
of the State of California,

AND

\_\_\_\_\_,  
operating that charter school known as  
\_\_\_\_\_,  
a California Charter School

## **SINGLE-YEAR FOOD SERVICES AGREEMENT**

This Single-Year Food Services Agreement (“Agreement”) is made and entered into as of the last date of the full execution of this Agreement (the “Effective Date”), by and between the Los Angeles Unified School District, a school district duly organized and existing under the laws of the State of California (“LAUSD” or “District”), and \_\_\_\_\_, operating that charter school known as \_\_\_\_\_ (“Charter School”) (collectively referred to herein as the “Parties”, and individually referred to herein as a “Party”), with reference to the following:

### **RECITALS**

WHEREAS, LAUSD is the owner of and operates public schools to provide a public education to those students residing within its jurisdictional boundaries;

WHEREAS, Charter School has chosen to utilize the District’s Food Services Division (“FOOD SERVICES”), a food service program duly formed and existing under the laws of the State of California and United States Department of Agriculture (“USDA”), to provide meals to Charter School’s in-district students at the School Site; and

WHEREAS, FOOD SERVICES is listed as the School Food Authority (“SFA”) for Charter School, administering the official National School Lunch Program (“NSLP”), School Breakfast Program, Afterschool Program, Universal Meals Program, and all other associated programs. FOOD SERVICES will prepare and serve meals that meet the NSLP, School Breakfast Program, Afterschool Program, and Universal Meals Program meal requirements as established by the USDA to Charter School’s in-district students;

NOW, THEREFORE for good consideration had and received, and the mutual covenants and obligations contained herein, the Parties agree as follows:

#### **ARTICLE 1. FOOD SERVICES RESPONSIBILITIES**

FOOD SERVICES shall comply with the responsibilities set forth in EXHIBIT “A,” which is attached hereto and made a part hereof.

#### **ARTICLE 2. CHARTER SCHOOL RESPONSIBILITIES:**

Charter School shall comply with the responsibilities set forth in EXHIBIT “B,” which is attached hereto and made a part hereof.

#### **ARTICLE 3. COSTS AND PAYMENTS**

**3.1 DISTRICT’S PER MEAL CHARGE FOR MEALS PROVIDED TO CHARTER SCHOOL STUDENTS.** The per meal charge is the balance of actual costs the District incurs for each meal it provides to Charter School’s students at the School Site, less free, reduced, and full-price meal reimbursements for Charter School’s eligible students collected by the District. The

actual costs the District incurs for each meal provided is unique to the circumstances at Charter School and the School Site. Determination of actual meal costs takes various factors into account, including, but not limited to, whether meals are prepared on- or off-site, student enrollment, the total number of meals served, staffing needs, and the number of students who are eligible for free, reduced, and full-price meals. The per-meal amount owed by Charter School to LAUSD is identified in section (g) of the Fundamental Provisions of this Agreement. These amounts are subject to change. Charter School shall pay for the total number of breakfasts, lunches, snacks, and suppers delivered by FOOD SERVICES (based on the number of meals Charter School requested), including any meals that were not actually served to Charter School students.

3.2 INVOICE. FOOD SERVICES shall provide Charter School an itemized written invoice no later than the 15th day of each month, covering the period for the prior full month ("Invoice"). FOOD SERVICES reserves the right to adjust prices to reflect changing conditions and costs of service, upon sixty (60) days' advance written notice to Charter School. FOOD SERVICES shall deliver the Invoice to Charter School's address set forth in section (e) of the Fundamental Provisions of this Agreement.

3.3 PAYMENT. Charter School shall pay the District by check or cash within thirty (30) days following the receipt of the Invoice. If Charter School fails to pay any portion, the unpaid amounts shall bear interest at the lesser of: (i) the rate publicly announced from time to time by the largest (as measured by deposits) chartered bank operating in California, as its prime rate, reference rate or other similar benchmark rate, plus two percent (2%), or (ii) the maximum rate then allowed by law ("Interest Rate") from the date such amount is due until the date paid, compounded daily. Charter School shall submit payment to the District's address set forth in section (f) of the Fundamental Provisions of this Agreement. If Charter School does not remit payment to LAUSD within thirty (30) days of Charter School's receipt of the Invoice, FOOD SERVICES may, in addition to pursuing any other legal and/or equitable remedies to which the District may be entitled, immediately stop providing all meal services as set forth in EXHIBIT "A," until and unless payment, with applicable interest, is made in full.

3.4 PAYMENT DISPUTES. If Charter School disputes all or any part of the Invoice, Charter School shall pay the undisputed portion of the charges, and shall deposit the disputed amount into escrow with an escrow company authorized to do business in the state of California or otherwise mutually agreed between the Parties, at Charter School's expense. The Parties agree to first attempt to resolve such disputes pursuant to the dispute resolution provisions in Charter School's charter petition, if approved by the District. The disputed amount shall remain in escrow until the payment dispute is resolved either through the dispute resolution process or by a final judgment from a court of competent jurisdiction. Any interest accrued on the escrowed funds shall be allocated to the Parties proportional to the same percentage the disputed payment amount is allocated at the resolution of the dispute.

In such instance where Charter School disputes its obligations to pay all or part of the invoiced amount, Charter School shall provide LAUSD with a notice entitled "Payment Under Protest" stating that Charter School plans to dispute such payment, with proof of deposit of funds into escrow provided by the escrow company. The Payment Under Protest notice shall be provided to LAUSD by the date that payment would have been due. Within thirty (30) days following the

payment due date, Charter School shall provide another notice to LAUSD specifying in detail why Charter School is not required to pay all or part of such amount.

#### ARTICLE 4. TERMINATION

This Agreement may be terminated by either Party upon providing thirty (30) days' written notice of intent to terminate to the other Party. Meal services will be provided by FOOD SERVICES, and payments by Charter School will remain due and owing, for the notice period. Termination of this Agreement will not absolve Charter School of any outstanding payment obligations.

#### ARTICLE 5. AUDITS

FOOD SERVICES shall have access to and the right to examine, audit, excerpt, copy, or transcribe any pertinent records pertaining to services, payments, and students served pursuant to this Agreement. All records shall be kept and maintained by FOOD SERVICES and made available to Charter School during the Term of this Agreement and for a period not less than three (3) years after the date by which final payment is due hereunder by Charter School, in accordance with applicable statutes and regulations.

Should FOOD SERVICES be audited by the the California Department of Education ("CDE") or any other governmental entity, FOOD SERVICES and Charter School each shall be responsible for fully complying with such audit requests.

#### ARTICLE 6. INDEPENDENT CONTRACTOR RELATIONSHIP

LAUSD and Charter School intend and hereby agree and acknowledge that the relationship between LAUSD and Charter School is solely an independent contractor type relationship, and not a principal/agent, partnership, joint venture, employment or master/servant relationship. Charter School and LAUSD are acting on their own behalf and neither is operating as an agent of the other.

#### ARTICLE 7. COMPLIANCE WITH LAWS AND REGULATIONS

FOOD SERVICES is exclusively responsible for preparing and delivering all breakfasts, lunches, snacks, and/or supper meals (unless designated otherwise by Charter School), that meet the NSLP, School Breakfast Program, Afterschool Program, and Universal Meals Program meal requirements, and federal, state, and local statutes and regulations. As such, Charter School shall not discriminate against students who receive free and reduced-price meals in the delivery of any breakfasts, lunches, snacks, and/or supper meals provided by FOOD SERVICES, and will ensure Charter School's students are offered the opportunity to participate in the school meal program.

Any penalties, fines, or damages resulting from lack of compliance with federal or state laws or the NSLP, School Breakfast Program, Afterschool Program, or Universal Meals Program meal requirements, in Charter School's performance of the services hereunder are the sole and exclusive responsibility of Charter School. Any penalties, fines, or damages resulting from lack of compliance with federal or state laws or the NSLP, School Breakfast Program, Afterschool

Program, or Universal Meals Program meal requirements, in LAUSD's performance of the services hereunder are the sole and exclusive responsibility of LAUSD.

Charter School acknowledges that gifts or exchanges of meals are not permitted. Charter School further acknowledges that until a meal is served to a Charter School student, the food prepared by FOOD SERVICES remains the property of the state and federal governments and FOOD SERVICES. Charter School agrees not to sell, give away, or exchange for other goods any District-provided meals or meal components.

## ARTICLE 8. GENERAL PROVISIONS

8.1 NOTICES. Except where otherwise indicated in this Agreement, any notice or communication required or permitted hereunder shall be given in writing, sent by (a) personal delivery by a representative of the Party giving such notice, or (b) overnight delivery by recognized overnight courier, or (c) United States mail, postage prepaid, registered or certified mail, or (d) facsimile or email (provided that the same shall be followed by delivery of a copy by one of the other permitted means of delivery). Any such notice or communication shall be deemed to have been delivered either at the time of personal delivery actually received by the addressee or a representative of the addressee at the address provided above; or, in the case of delivery service or certified or registered mail, as of the earlier of the date delivered or the date forty-eight (48) hours following the date deposited in the United States mail, at the address provided herein; or, if by facsimile or email, upon electronic confirmation of receipt. LAUSD and Charter School hereby agree that notices may be given hereunder by the Parties' respective legal counsel and that, if any communication is to be given hereunder by LAUSD's or Charter School's legal counsel, such counsel may communicate directly with all principals as required to comply with the provisions of this Article.

8.2 GOVERNING LAW. This Agreement shall be governed by the laws of the State of California without regard to principles of conflict of law.

8.3 ENTIRE AGREEMENT/AMENDMENT. All Exhibits and Attachments are hereby fully incorporated into this Agreement. This Agreement contains all of the agreements of the Parties with respect to the matters covered hereby, and no prior agreements, oral or written, or understandings or representations of any nature whatsoever pertaining to any such matters shall be effective for any purpose unless expressly incorporated into the provisions of this Agreement. The provisions of this Agreement shall not be amended or altered except by an instrument in writing signed by both Parties.

8.4 WAIVER. No waiver of any provision hereof shall be deemed a waiver of any other provision hereof. Consent to or approval of any act by one of the Parties hereto shall not be deemed to render unnecessary the obtaining of such Party's consent to or approval of any subsequent act, nor shall any custom or practice which may grow between the Parties in the administration of the terms hereof be deemed a waiver of, or in any way affect, the right of LAUSD to insist upon the performance by Charter School in strict accordance with said terms.

8.5 ASSIGNMENT. This Agreement shall not be assigned to any other person or entity. Subject to the provisions hereof relative to assignment, this Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, transferees, successors, and assigns of the respective Parties hereto.

8.6 TIME IS OF THE ESSENCE. Time is of the essence with respect to the performance or observance of each of the obligations, covenants, and agreements under this Agreement.

8.7 INVALIDITY / SEVERABILITY. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

8.8 CAPTIONS. The captions and headings of this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Agreement or the intent of any provision hereof.

8.9 COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. To facilitate execution, this Agreement may be executed by handwritten signature or by electronic signature and delivered by electronic mail, which shall create a validly executed instrument, in as many counterparts as may be required.

8.10. FORCE MAJEURE. Whenever either Party hereto shall be required by the terms of this Agreement or by law to perform any act, work, labor, or services, or to perform and comply with any laws, rules, orders, ordinances, regulations, or zoning regulations, said Party shall not be deemed to be in default herein and the other Party shall not enforce or exercise any of its rights under this Agreement, if and so long as nonperformance or default herein shall be directly caused by strikes, unavailability of materials, war or national defense preemptions or civil disobedience, governmental restrictions, alien invasion, or other similar causes beyond the reasonable control of the non-performing Party.

8.11 AUTHORIZATION TO SIGN AGREEMENT. If Charter School is a corporation, each individual executing this Agreement on behalf of Charter School represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of Charter School in accordance with a duly adopted resolution of Charter School's Board of Directors, and that this Agreement is binding upon Charter School in accordance with its terms. If Charter School is a partnership or trust, each individual executing this Agreement on behalf of Charter School represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of Charter School in accordance with the terms of such entity's partnership agreement or trust agreement, respectively, and that this Agreement is binding upon Charter School in accordance with its terms, and Charter School shall, concurrently with its execution of this Agreement, deliver to LAUSD upon its request such certificates or written assurances from the

partnership or trust as LAUSD may request authorizing the execution of this Agreement. Each individual executing this Agreement on behalf of LAUSD represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of LAUSD and this Agreement is binding upon LAUSD in accordance with its terms.

8.12 CONTACT. Questions, concerns, or issues regarding daily operations, menu, or compliance, should be addressed to the Area Food Services Supervisor (“AFSS”) or School Food Services (“Cafeteria”) Manager assigned to the Charter School. If needs are not met, the District Food Services Regional Manager assigned to Charter School shall be contacted at 213-241-2993.

#### ARTICLE 9. CONFIDENTIALITY.

The District shall maintain the confidentiality of all Charter School student personally identifiable information in accordance with the terms of that certain Data Use Agreement entered into between the District and Charter School, attached hereto as EXHIBIT “C” and made a part hereof.

#### ARTICLE 10. INDEMNITY.

Charter School shall indemnify, defend, and hold harmless the District and its Board Members, administrators, employees, agents, attorneys, and contractors (collectively, “Indemnitees”) against all liability, loss, damage, and expense (including reasonable attorneys’ fees) resulting from or arising out of this Agreement or its performance, whether such loss, expense, damage, or liability was proximately caused in whole or in part by the negligent or willful act or omission by Charter School, including, without limitation, its agents, employees, subcontractors, or anyone employed directly or indirectly by it.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement:

LAUSD:

LOS ANGELES UNIFIED SCHOOL DISTRICT

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

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

CHARTER SCHOOL:

XXXXXXXXX SCHOOL

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title Principal, Charter School

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

**EXHIBIT “A”**  
**FOOD SERVICES RESPONSIBILITIES**

1. FOOD SERVICES will serve as the School Food Authority (“SFA”) for Charter School, administering the official National School Lunch Program (“NSLP”), School Breakfast Program, Afterschool Program, Universal Meals Program, and all other associated meals programs. FOOD SERVICES will be responsible for establishing student meal eligibilities, serving meals to students in a manner that conforms to federal, state, and local health department codes, and meets the requirements established by the United States Department of Agriculture (“USDA”) and the California Department of Education (“CDE”). All accounting for meals in the proper eligibility categories and filing of meal reimbursement claims directly with the CDE will be the responsibility of FOOD SERVICES. FOOD SERVICES will determine CHARTER SCHOOL students’ Direct Certification (“DC”) eligibility using data from CALPADS and the Department of Public Social Services (“DPSS”). If Charter School desires to issue meal applications to its students’ families, FOOD SERVICES will process the meal applications to determine CHARTER SCHOOL students’ eligibility for meal reimbursement purposes.
2. FOOD SERVICES shall prepare and serve all breakfasts, lunches, snacks, and/or supper meals (unless directed otherwise by Charter School), which meet the requirements of the NLSP, School Breakfast Program, Afterschool Program, Universal Meals Program, and all other associated meals programs. Breakfasts, lunches, snacks, and suppers (as applicable) must comply with the nutritional standards for breakfasts and/or lunches and/or snacks, and/or suppers as established by the USDA.
3. FOOD SERVICES shall determine the appropriate meal programs for Charter School’s participation, including, but not limited to, Provision 2, Provision 3, Community Eligibility Provision (“CEP”), Afterschool Programs, summer feeding programs, Breakfast in the Classroom, Universal Meals Program, and all other associated meals programs. Participation is determined by numerous factors, such as school meal participation, student free/reduced-priced eligibility, student enrollment, and CDE regulations.
4. FOOD SERVICES shall maintain all necessary records as required by the regulatory guidelines for a SFA, and make said records available for inspection by state and federal authorities upon request. Data and records will be kept on the nutritional analysis and quantities of the breakfasts, lunches, snacks, and suppers (as applicable) delivered to Charter School’s students.
5. FOOD SERVICES will provide reports to Charter School as reasonably requested by Charter School, or otherwise as reasonably necessary for Charter School to prepare reports and information to meet its needs. No meal eligibility codes representing students’ eligibility for free or reduced meal programs will be released or shared unless required by law. Charter School shall have access to supporting documentation regarding Charter School’s students at all times, to the extent allowed by law. If Charter School needs access to supporting documentation, a request must be submitted to FOOD SERVICES in writing at least four (4) weeks in advance, for FOOD SERVICES to prepare for distribution.



6. FOOD SERVICES shall provide all the necessary paper goods, service ware, and service equipment needed for the operation for all Charter School students purchasing food provided by FOOD SERVICES.
7. FOOD SERVICES shall prepare and/or deliver the breakfasts, lunches, snacks, and/or supper meals (as applicable) to the Cafeteria of the School Site identified in section (c) of the Fundamental Provisions of this Agreement ("CAFETERIA"). The CAFETERIA shall maintain the appropriate State and local health certifications for the facility and staff. FOOD SERVICES reserves the right to change the location of the CAFETERIA, when necessary (e.g., in cases of emergency or during renovations), to another area. FOOD SERVICES will notify Charter School of the new location at or before the time meals are delivered to the School Site.
8. FOOD SERVICES shall prepare and/or deliver meals for Charter School, except on days when LAUSD is not in operation, such as federal holidays, or other days the School Site is not in session. Charter School may choose to receive services hereunder on LAUSD non-operating days, in which case the services will carry the cost of double time and a half for FOOD SERVICES staff. In order to receive services hereunder by FOOD SERVICES on non-LAUSD operating days, Charter School must provide written notification to the CAFETERIA Manager at least ten (10) working days in advance. Failure to provide written notification at least ten (10) working days in advance may result in staff not being available on the non-LAUSD operating day(s) to provide service.
9. FOOD SERVICES shall provide to Charter School, no later than one (1) week prior to the end of each month, a monthly menu of the breakfasts, lunches, snacks, and/or suppers (as applicable) being offered in the upcoming month. This information will also be available on the FOOD SERVICES website: <http://cafe-la.lausd.net>.
10. When requested by Charter School, FOOD SERVICES shall provide Charter School with sack lunches and/or breakfasts for field trips and other special outings which meet the NSLP, School Breakfast Program, and Universal Meal Program meal requirements. Charter School must provide a request in writing to the CAFETERIA Manager at least fifteen (15) working days in advance of the event for which the sack lunches and/or breakfasts are needed. Failure to provide the written request at least fifteen (15) days in advance may result in the unavailability of sack lunches and/or breakfasts at the event.
11. FOOD SERVICES shall be responsible for all equipment, supplies, food, and paper goods delivered to the CAFETERIA. FOOD SERVICES will be responsible for the replacement of all kitchen and service equipment, as needed, unless replacement of equipment is needed as a result of Charter School's authorized or unauthorized use of the CAFETERIA.
12. Upon request by Charter School, FOOD SERVICES may provide additional staff to serve lunches and/or breakfasts, pursuant to the Staffing Section and the salary and benefits specifications. Charter School shall pay actual labor and benefits related to its request for additional FOOD SERVICES staff.

13. If Charter School would like to utilize the School Site's kitchen facilities after normal operations for a special event, the "Use of Cafeteria/Kitchen Facilities" form (available at <https://achieve.lausd.net/cms/lib/CA01000043/Centricity/Domain/126/Request%20for%20Use%20of%20the%20Cafeteria%202023-02-16.pdf>) must be submitted at least ten (10) business days prior to the special event. An employee of FOOD SERVICES will be required to be present to supervise the use of the kitchen, and fees will apply.
14. In the event of emergencies, FOOD SERVICES will make every effort to provide services hereunder, including, but not limited to, continuing meal service during the normal school periods where it is safe for our staff and students. Charter School may request extra services, or service outside of the normal course of operations, to its students, staff, and site personnel in emergency circumstances, in which case a fee equal to FOOD SERVICES' reasonable, actual, out-of-pocket costs for these services will apply. Emergencies include, but are not limited to, the following: lockdowns, power outages, earthquakes, and any unplanned event that is a disruption to normal food services schedules.
15. Placement of FOOD SERVICES staff at the School Site will be in accordance with the District's Personnel Commission ("PC") rules, and District policies and procedures. FOOD SERVICES staff working at the School Site will have met all District and PC requirements for Tuberculosis, Background Checks, and Food Service requirements (e.g., Annual Food Handlers Certificates, and Sanitation and Safety Certifications for Managers and Senior Food Service Workers). It is FOOD SERVICES' responsibility to ensure that its entire staff meets these requirements.
16. FOOD SERVICES staff work for LAUSD and receive direction from FOOD SERVICES Administration. Performance Management and day-to-day personnel issues will be handled by the Area Food Services Supervisor ("AFSS") and/or FOOD SERVICES Manager. Input from Charter School's Administration/Principal may be discussed with the AFSS and/or FOOD SERVICES Manager. LAUSD employee disciplinary documentation, mentoring, and coaching will be administered by the AFSS and/or FOOD SERVICES.
17. FOOD SERVICES will utilize the District's Maintenance and Operations custodial crew to clean up after each meal at the School Site.
18. FOOD SERVICES offers catering services, and may offer these services to Charter School upon request separately from this Agreement.
19. If and when this Agreement terminates, FOOD SERVICES shall assume possession and ownership of all unused goods and supplies at the School Site, including, but not limited to, small wares, foods, produce, and paper supplies.

**EXHIBIT “B”**  
**CHARTER SCHOOL RESPONSIBILITIES**

1. In accordance with the National School Lunch Program (“NSLP”), Charter School acknowledges that all eligible students must be provided with one nutritionally adequate meal per day. Additionally, in accordance with the Universal Meals Program, Charter School acknowledges that two nutritiously adequate school meals (breakfast and lunch) must be provided free of charge during each school day to any pupil who requests a meal without consideration of the pupil’s eligibility for a federally funded free or reduced-price meal. If Charter School elects to become a CEP site, FOOD SERVICES will provide DC information (distribution and processing of alternate income forms for LCFF purposes will be Charter School’s responsibility).
2. Charter School will provide FOOD SERVICES with updated Charter School student enrollment information as needed (but not less than daily).
3. Charter School shall notify FOOD SERVICES staff located at the Cafeteria of the School Site identified in section (c) of the Fundamental Provisions of this Agreement (“CAFETERIA”) of the number of breakfasts needed for Charter School students by no later than 1:30 p.m. on the previous school day, and the number of lunches and snacks needed for Charter School students no later than four (4) hours before lunch meal service on each school day.
4. Charter School shall provide a written request to FOOD SERVICES to provide Charter School with sack lunches and/or breakfasts for field trips and other special outings that meet the NSLP, School Breakfast Program, and Universal Meal Program meal requirements at least fifteen (15) working days in advance of the event to the FOOD SERVICES Manager. The cost per sack lunch and/or breakfast shall remain the same as the cost per meal for the regular lunches and/or breakfasts. Charter School shall be responsible for maintaining the appropriate temperature of lunches and breakfasts served on those field trips and outings.
5. If, upon Charter School’s request, FOOD SERVICES provides meals to any person outside of Charter School’s student population (e.g., parents, faculty, site administrators, and personnel, etc.), Charter School shall pay the a la carte prices for items served. The a la carte price listing is available on the FOOD SERVICES website at <http://cafe-la.lausd.net>. A la carte meal prices are subject to change.
6. At least thirty (30) working days prior to the start of the Term, Charter School must provide to FOOD SERVICES a student enrollment roster and thereafter update and maintain all of its students’ information, so that FOOD SERVICES can provide meals through the point of service system or checklist with Charter School student data required for the District to receive, verify, and record Charter School students’ eligibility information. Charter School student information provided must include, at a minimum, the student’s first and last name, birthdate, gender, homeroom, site assigned, home

address, and eligibility for free or reduced-price meals in the prior year.

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## **EXHIBIT “C”**

### **DATA USE AGREEMENT BETWEEN (\_\_\_\_\_) AND LOS ANGELES UNIFIED SCHOOL DISTRICT FOR THE DISCLOSURE OF EDUCATION RECORDS FOR FOOD SERVICES**

This Data Use Agreement (“Agreement”) is entered into on \_\_\_\_\_ (“Effective Date”) between the Los Angeles Unified School District (“LAUSD” or “District”), a California public school district, and (\_\_\_\_\_), a California non-profit corporation, operating a California public charter school known as (\_\_\_\_\_) (“Charter School”), located at (\_\_\_\_\_), collectively referred to herein as the “Parties.”

#### **RECITALS**

**WHEREAS**, Charter School is a California public entity subject to all state and federal laws governing personally identifiable information in education records, including but not limited to relevant provisions of the California Education Code, and the Family Educational Rights and Privacy Act (“FERPA”);

**WHEREAS**, Charter School has chosen to utilize the District’s Food Services Division (“FOOD SERVICES”), a food service program duly formed and existing under the laws of the State of California and United States Department of Agriculture (“USDA”), to provide meals to Charter School’s in-district students at the School Site;

**WHEREAS**, FOOD SERVICES is listed as the School Food Authority (“SFA”) for Charter School, administering the official National School Lunch Program (“NSLP”), School Breakfast Program, Afterschool Program, Universal Meals Program, and all other associated programs; and

**WHEREAS**, the District and Charter School desire to set forth the terms and conditions for sharing student data in compliance with state and federal laws and regulations in a Data Use Agreement.

**THEREFORE**, the Parties hereto agree as follows:

#### **1. PURPOSE**

1.1 The purpose of this Agreement is to allow for Charter School to provide the District with personally identifiable information (“PII”) from student education records

(“student data”) without written parental consent so that the District may perform, inter alia, the following oversight services or functions authorized by law: (1) annually submit enrollment and demographic data for all students enrolled for oversight purposes, and (2) support FOOD SERVICES serving meals at the Charter School.

1.2 This Agreement is meant to ensure that the District adheres to the requirements concerning the use of PII and student data protected under FERPA; United States Code, title 20, section 1232g; Code of Federal Regulations, title 34, Part 99; and California Education Code sections 49060-49085.

1.3 Code of Federal Regulations, title 34, section 99.30 and Education Code section 49076(a) require the consent of the education rights holder prior to the release of PII from the education record of a student. An exception to the consent requirement is provided for in Code of Federal Regulations, title 34, section 99.31(a)(3)(iv) and Education Code section 49076(a)(1)(C) for State and local educational authorities in connection with an audit or evaluation of Federal or State supported education programs or for the enforcement of or compliance with Federal legal requirements that relate to those programs.

1.4 Under this Agreement, Charter School considers the District to be such a local educational authority engaged in performing audits and evaluations of Federal or State supported education programs or for the enforcement of or compliance with Federal legal requirements that relate to those programs within the meaning of Code of Federal Regulations, title 34, section 99.31(a)(3)(iv) and Education Code section 49076(a)(1)(C), and this allows Charter School to disclose PII from education records of students without the consent required by Code of Federal Regulations, title 34, section 99.30 and Education Code section 49076(a).

1.5 This Agreement does not necessarily describe the complete nature of all interactions between the District and Charter School. Rather, this Agreement pertains to the disclosure of PII from education records only. It is likely that the District has some other form of written agreement with Charter School (possibly including, but not limited to a separate contract or MOU, a license agreement, a subscription agreement, etc.). However, insofar as it pertains to the subject matter of this Agreement, this Agreement takes precedence over any inconsistencies with any other agreements.

## **2. CHARTER SCHOOL DUTIES**

Charter School will provide the following student data in compliance with the FERPA, 20 U.S.C. section 1232g and 34 C.F.R. section 99, and California Education Code sections 49060-49085: student’s full name, birthdate, student identifier, gender, homeroom, site assigned, home address, and eligibility for free or reduced-price meals in the prior year, and CALPADS data. If Charter School elects to become a Community Eligibility Provision (“CEP”) site, FOOD SERVICES will provide Direct Certification (“DC”) information (distribution and processing of alternate income forms for LCFF purposes will be Charter School’s responsibility).

### **3. DISTRICT DUTIES**

3.1 The District shall perform the following duties in regard to any student data it obtains:

3.1.1 Not disclose the information to any other party without the consent of the parent or eligible student;

3.1.2 Use the data for no purpose other than the work stated in this Agreement;

3.1.3 Allow Charter School access to any relevant records for purposes of completing authorized audits;

3.1.4 Require all employees, contractors, and agents of any kind to comply with all applicable provisions of FERPA and other federal and California laws with respect to the data shared under this Agreement;

3.1.5 Designate in writing a single authorized representative able to request data under this Agreement. The authorized representative shall be responsible for transmitting all data requests and maintaining a log or other record of all data requested and received pursuant to this Agreement, including confirmation of the completion of any projects and the return or destruction of data as required by this Agreement. Charter School or its agents may, upon request, review the records required to be kept under this section;

3.1.6 Maintain all data obtained pursuant to this Agreement in a secure computer environment and not copy, reproduce, or transmit data obtained pursuant to this Agreement except as necessary to fulfill the purpose of this Agreement. All copies of data of any type, including any modifications or additions to data from any source that contains information regarding students, are subject to the provisions of this Agreement in the same manner as the original data. The ability to access or maintain data under this Agreement shall not under any circumstances transfer from District to any other institution or entity; and

3.1.7 Retain all PII until it is no longer needed for the purpose for which it was obtained. The District shall promptly return or destroy all PII upon termination of this Agreement pursuant to Section 5.2 or once it is no longer needed for the purposes for which it was provided under this Agreement.

3.2 The District shall implement the following additional safeguards for Charter School information:

3.2.1 The District will not (i) sell information, including PII; or (ii) disclose PII without Charter School's written permission;

3.2.2 The District will store and process PII in accordance with industry best

practices, including appropriate administrative, physical, and technical safeguards, to secure such data from unauthorized access, disclosure, alteration, and use. Such measures will be no less protective than those used to secure District's own data of a similar type, and in no event less than reasonable in view of the type and nature of the data involved; and

3.2.3 PII will not be stored outside the United States without prior written consent from Charter School.

3.3 If the District will (1) provide cloud-based services which will involve digital storage of pupil records or (2) provide digital educational software that authorizes a third-party provider of digital educational software to access, store, and use pupil records, then, the following requirements in compliance with Education Code section 49073.1 pertain:

3.3.1 The pupil records continue to be the property of and under the control of Charter School;

3.3.2 In order for a parent, legal guardian, or eligible pupil to review PII in the pupil's records and correct erroneous information, the District shall refer requestor to pupil's school site.

3.3.3 The District shall take the following actions, including the designation and training of responsible individuals, to ensure the security and confidentiality of pupil records:

*The District shall comply with its internal policies and practices for complying with laws and regulations protecting pupil records.*

3.3.4 The District shall use the following procedure for notifying the affected parent, legal guardian, or eligible pupil in the event of an unauthorized disclosure of the pupil's records:

*The District shall contact Charter School Administrator within forty-eight (48) hours of discovery of the unauthorized disclosure. Charter School shall then be responsible for reporting the unauthorized disclosure to affected parent, legal guardian, or eligible pupil.*

3.3.5 The District shall not use pupil records for any purpose other than those specified herein.

3.4 Additional District Duties Pertaining to Personally Identifiable Information

3.4.1 In addition to any District obligations stated elsewhere in this Agreement, the District shall notify Charter School in writing as soon as possible, but in no event more than two (2) business days, after the District becomes aware of any



breach of or security incident involving Charter School's PII. The District shall be deemed to be aware of any breach or security incident as of the first day on which such breach or security incident is known or reasonably should have been known to its officers, employees, agents or subcontractors. The District shall identify as soon as practicable each individual whose unsecured PII has been, or is reasonably believed by the District to have been, accessed, acquired, or disclosed during such breach or security incident. The District shall cooperate in good faith with Charter School in the investigation of any breach or security incident.

3.4.2 The District shall take prompt corrective action to remedy any breach or security incident, mitigate, to the extent practicable, any harmful effect of a use or disclosure of PII, and take any other action required by applicable federal and state laws and regulations pertaining to such breach or security incident.

3.4.3 The District will provide written notice to Charter School as soon as possible but no later than twenty (20) calendar days after discovery of the breach or security incident of the actions taken by the District to mitigate any harmful effect of such breach or security incident and the corrective action District has taken or shall take to prevent future similar breaches or security incidents. Upon Charter School's request, the District will also provide to Charter School a copy of the District's policies and procedures that pertain to the breach or security incident involving Charter School's PII, including procedures for curing any material breach of this Agreement.

3.4.4 The District shall make reasonable efforts to trace lost or translate indecipherable transmissions. Charter School shall bear all costs associated with the recreation of incomplete, lost or indecipherable transmissions if such loss is the result of an act or omission of Charter School. The District shall bear all costs associated with the recreation of incomplete, lost, or indecipherable transmissions if such loss is the result of an act or omission of the District.

3.4.5 The District shall take appropriate security measures to protect the confidentiality, integrity, and availability of Charter School's PII that it creates, receives, maintains, or transmits on behalf of Charter School and to prevent any use or disclosure of Charter School's PII other than as provided by this Agreement.

#### **4. AUTHORIZATION FOR TRANSFER OF DATA.**

4.1 Charter School hereby authorizes the District to receive the student data listed in Section 2.

4.2 Charter School maintains sole responsibility for ensuring the accuracy and integrity of student data provided to the District.

## **5. TERM**

5.1 This Agreement shall be effective on the date the last party signs and shall be coterminous with the Food Services Agreement.

5.2 Charter School may terminate this Agreement for cause upon sixty (60) days' advance written notice to the District.

## **6. NOTICES**

6.1 All notices required or permitted by this Agreement shall be in writing and shall be either personally delivered or sent by nationally-recognized overnight courier, electronic mail, facsimile, or by registered or certified U.S. mail, postage prepaid, addressed as set forth below (except that a party may from time to time give notice changing the address for this purpose). A notice shall be effective on the date personally delivered, on the date delivered by a nationally-recognized overnight courier, on the date set forth on the receipt of a telecopy or facsimile, or upon the earlier of the date set forth on the receipt of registered or certified mail or on the fifth day after mailing.

6.2 Notices shall be delivered to the following:

**DISTRICT:**

Attention: Director of Food Services  
Food Services Division  
333 South Beaudry Avenue  
Los Angeles, CA 90017  
Phone no.: 213-241-2993

**CHARTER SCHOOL:**

Attention:

Email:

## **7. INDEMNIFICATION**

Charter School shall indemnify, defend and hold harmless the District and its Board Members, administrators, employees, agents, attorneys, and contractors (collectively, "Indemnitees") against all liability, loss, damage and expense (including reasonable attorneys' fees) resulting from or arising out of this Agreement or its performance, whether such loss, expense, damage, or liability was proximately caused in whole or in part by the negligent or willful act or omission by Charter School, including, without limitation, its agents, employees, subcontractors, or anyone employed directly or indirectly by it.

## **8. ENTIRE AGREEMENT**

This Agreement and any exhibits attached hereto constitute the entire agreement between the parties to the Agreement and supersede any prior or contemporaneous written or oral understanding or agreement regarding the subject matter of this Agreement, and may be amended only by written amendment executed by both parties to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the last day noted below.

LOS ANGELES UNIFIED SCHOOL DISTRICT

By: \_\_\_\_\_

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

Title/Position: \_\_\_\_\_

(\_\_\_\_\_)

By: \_\_\_\_\_

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

Title/Position: \_\_\_\_\_