



# Urban Montessori Charter School

## Special Board Meeting

Published on December 19, 2023 at 10:11 AM PST

Amended on December 19, 2023 at 10:22 AM PST

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### Date and Time

Friday December 22, 2023 at 12:15 PM PST

### Location

4551 Steele Street, Oakland, CA 94619. Ring the front bell or call/text 510-290-4005 for entry. Signage on campus will direct you to the correct room, generally the Head of School's Office.

The public may comment and participate [via Zoom](#) if they prefer. The public may also email comments to board@urbanmontessori.org to be shared by the Board's Secretary during the meeting. Please make that intention clear in your email.

<https://us02web.zoom.us/j/82592855160?pwd=cG02OTRoUVdrdngwOTI2WFBrOTBzQT09>

Meeting ID: 825 9285 5160; Passcode 510 842 1181

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Members: Kara Fortuna, Greg Klein, Sarah Morrill (Chair), Amy Ng, Ann Rhodes, Donald Williams

Urban Montessori Charter School welcomes your participation at Board meetings. The purpose of a public meeting of the Board of Directors ("Board") is to conduct the affairs of the organization in public. Your participation assures us of continuing community interest in our school and assists the Board in making the best decisions for our school. To assist you in the ease of speaking/participating in our meetings, guidelines are provided at the bottom of this agenda. All materials for all board and committee meetings, including audio recordings of Regular Board Meetings, are available on our [BoardOnTrack public portal](#) and also through the [UMCS School Calendar](#).

## Agenda

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>12:15 PM</b>
<b>A. Call the Meeting to Order</b>		Sarah Morrill	
This meeting is being audio-recorded.			
<b>B. Record Attendance</b>		Greg Klein	1 m
<b>C. Review of Action/Discussion Items</b>	Discuss	Sarah Morrill	1 m
With input from the board, the Chair may decide, based upon a number of factors, to reorder the action/discussion items to best suit the needs of the meeting. No additional action/discussion items will be added at this time.			
<b>D. Board Member Comment</b>		Sarah Morrill	2 m
Any board member wishing to speak to an issue regarding UMCS that does not pertain to an agenda item may do so at this time. No further discussion or action will take place following each board member's comments.			
<b>E. Presentations from the Floor</b>		Sarah Morrill	5 m

	Purpose	Presenter	Time
<p>PRESENTATIONS ON NON-AGENDA ITEMS – Any person wishing to speak to any item not on the agenda will be granted three minutes to make a presentation. Speakers requiring translation shall have double time. Comments should refer to matters within the jurisdiction of this committee.</p>			

*“What if [we] listened to others so deeply that they felt loved, accepted, and safe in [our] presence, no matter what they had to say?” -- Steve Shapiro, Author*

<b>II. Special Meeting Action Items</b>			<b>12:24 PM</b>
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There are two brief action items that the Board will consider prior to the Winter Break.

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| <p><b>A.</b> Approve Minutes from December 11, 2023 Special Meeting</p>  | <p>Approve<br/>Minutes</p> | <p>Greg Klein</p>     | <p>1 m</p> |
| <p><b>B.</b> Vote on Lease Agreement for 2024-2026</p> <p>This is a discussion and vote on a two-year lease agreement between OUSD and UMCS for 2024-2025 and 2025-2026 in lieu of Proposition 39.</p> | <p>Vote</p>                | <p>Krishna Feeney</p> | <p>5 m</p> |

<b>III. Closing Items</b>			<b>12:30 PM</b>
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| <p><b>A.</b> Adjourn Meeting</p> | <p>FYI</p> | <p>Sarah Morrill</p> |  |
|----------------------------------|------------|----------------------|--|

THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice.

REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY The Governing Board’s presiding officer reserves the right to impose reasonable time limits on public testimony to ensure that the agenda is completed.

SPECIAL PRESENTATIONS MAY BE MADE Notice is hereby given that, consistent with the requirements of the Bagley-Keene Open Meeting Act, special presentations not mentioned in the agenda may be made at this meeting. However, any such presentation will be for information only.

REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting of the Governing Board may request assistance by contacting UMCS at 4551 Steele Street, Oakland, CA 94619 or [info@urbanmontessori.org](mailto:info@urbanmontessori.org).

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# Coversheet

## Approve Minutes from December 11, 2023 Special Meeting

**Section:** II. Special Meeting Action Items  
**Item:** A. Approve Minutes from December 11, 2023 Special Meeting  
**Purpose:** Approve Minutes  
**Submitted by:**  
**Related Material:** Minutes for Special Board Meeting on December 11, 2023

APPROVED



## Urban Montessori Charter School

### Minutes

#### Special Board Meeting

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**Date and Time**

Monday December 11, 2023 at 2:30 PM

**Location**

4551 Steele Street, Oakland, CA 94619. Ring the front bell or call/text 510-290-4005 for entry. Signage on campus will direct you to the correct room, generally the Head of School's Office.

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#### **Directors Present**

A. Rhodes, G. Klein, K. Fortuna, S. Morrill

#### **Directors Absent**

A. Ng, D. Williams

#### **Guests Present**

K. Feeney

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### **I. Opening Items**

#### **A. Call the Meeting to Order**

S. Morrill called a meeting of the board of directors of Urban Montessori Charter School to order on Monday Dec 11, 2023 at 2:31 PM.

#### **B. Record Attendance**

#### **C. Review of Action/Discussion Items**

No changes needed.

#### **D. Board Member Comment**

No board comments on items not on the agenda.

#### **E.**

## Presentations from the Floor

No public comments on items not on the agenda.

## II. Special Meeting Action Items

### A. Approve Minutes from November 30, 2023 Regular Meeting

K. Fortuna made a motion to approve the minutes from Regular Board Meeting on 11-30-23.

A. Rhodes seconded the motion.

No questions or public comments on this item.

The board **VOTED** unanimously to approve the motion.

#### Roll Call

G. Klein Aye

K. Fortuna Aye

D. Williams Absent

A. Ng Absent

S. Morrill Aye

A. Rhodes Aye

### B. Vote on First Interim Report

K. Fortuna made a motion to approve the First Interim Report.

G. Klein seconded the motion.

Krishna shared the First Interim Report and reviewed the financial numbers for this year's forecast and the next two fiscal years. There were no questions or public comments on this item.

The board **VOTED** unanimously to approve the motion.

#### Roll Call

A. Ng Absent

K. Fortuna Aye

A. Rhodes Aye

S. Morrill Aye

G. Klein Aye

D. Williams Absent

### C. Vote to Accept the Audit for School Year 2022-2023

A. Rhodes made a motion to accept the Audit of 2022-2023.

K. Fortuna seconded the motion.

Krishna shared the Audit report for 2022-2023. There were no findings on this year's audit. Greg appreciated Krishna and her team for their work on getting everything organized for the auditors. There were no other public comments or questions on this item.

The board **VOTED** unanimously to approve the motion.



**Roll Call**

A. Rhodes Aye  
G. Klein Aye  
A. Ng Absent  
S. Morrill Aye  
D. Williams Absent  
K. Fortuna Aye

**III. Closing Items**

**A. Adjourn Meeting**

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 2:38 PM.

Respectfully Submitted,  
G. Klein

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**Documents used during the meeting**

- UMCS\_FY24\_1st\_Interim\_Financials.pdf
- UMCS Audit for 2022-2023.pdf

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# Coversheet

## Vote on Lease Agreement for 2024-2026

**Section:** II. Special Meeting Action Items  
**Item:** B. Vote on Lease Agreement for 2024-2026  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** Urban Montessori in-lieu 2024-2026\_final\_unsigned.pdf

**FACILITIES USE AGREEMENT BETWEEN  
OAKLAND UNIFIED SCHOOL DISTRICT AND  
URBAN MONTESSORI CHARTER SCHOOL**

This Facilities Use Agreement (“Agreement”) is by and between the Oakland Unified School District (“OUSD” or “District”), a California public school district and Urban Montessori Charter School (“Charter School”), a California non-profit public benefit corporation, for use of classroom space for educational purposes. District and Charter School may be referred to herein individually as a “Party” or collectively as the “Parties.”

**RECITALS**

**WHEREAS**, Charter School is a non-profit public benefit corporation that is operating a charter properly approved pursuant to California law;

**WHEREAS**, Charter School properly made a timely request for facilities to District under Proposition 39, Education Code section 47614, and implementing regulations, as may be amended from time to time (collectively, “Proposition 39”) for the 2024-2025 school year;

**WHEREAS**, under this Agreement, Charter School acknowledges that it is not necessarily receiving the exact number of rooms and/or square footage (e.g., number of teaching stations, specialized classroom space) for which it is eligible under Proposition 39 and, via this Agreement, Charter School is waiving its right under Proposition 39 to be provided with such rooms and/or square footage for the 2024-2025 and 2025-26 school years;

**WHEREAS**, District and Charter School enter into this Agreement wherein District and Charter School mutually agree that, during the 2024-25 and 2025-26 school years, Charter School will occupy classrooms and use facilities (“Premises”), as particularly described in Exhibit A, located at: 4551 Steele St, Oakland, CA 94619; and

**WHEREAS**, the purpose of this Agreement is to satisfy any and all District obligations to provide facilities for Charter School, including (but not limited to) those under Proposition 39 for the 2024-2025 and 2025-26 school years.

**NOW THEREFORE**, in consideration of the covenants and agreements hereinafter set forth, the Parties agree as follows:

1. **Use of Premises.** District agrees to allow use of the Premises by Charter School for the sole purpose of operating Charter School’s educational program, and all associated uses therewith, for grade(s) TK-8 in accordance with its approved Charter Petition and this Agreement as well as all applicable federal, state, and local laws and regulations as well as District policies, regulations, and directives. Charter School shall not use the Premises for any use other than that specified in this Agreement and its Charter Petition without the prior written consent of District.
  - 1.1. Charter School shall not commit, or suffer to be committed, any waste on or about the Premises, or allow any sale by auction upon the Premises, or allow the Premises to be used for any unlawful purpose, or place any loads upon the floor, walls, or ceiling which

endanger the structure, or place any harmful liquids in the plumbing, sewer, or storm water drainage system of the Premises. No waste materials or refuse shall be dumped upon or permitted to remain on or about the Premises except in trash containers designated for that purpose.

- 1.2. Any uses which involve the serving and/or sale of alcoholic beverages and the conducting of games of chance are prohibited on the Premises. At all times, Charter School shall prohibit the use of tobacco products on the Premises and comply with all related federal, state, local, and District laws, regulations, and policies.
- 1.3. Charter School shall not use or permit the use of the Premises or any part thereof for any purpose not consistent with a public educational facility.
- 1.4. Charter School shall require all invitees and guests to use the Premises only in conformance with the permitted use and with applicable governmental laws, regulations, rules, and ordinances. Charter School shall comply with District policies and District administrative regulations—as updated from time to time—regarding the operations and maintenance of the school facility and furnishings and equipment, except to the extent variation is approved in writing in advance by District. However, Charter School need not comply with policies in cases where actual District practice substantially differs from official policies, in which case Charter School shall comply with actual District practice. Where the Premises are damaged by Charter School’s invitees and/or guests and Charter School’s negligence in supervising its invitees and guests was a contributing factor, Charter School’s insurance shall be primary for such damage.
- 1.5. Charter School shall be liable for actual damages to District if Charter School does or permits anything to be done on or about the Premises or brings or keeps anything therein which in any way increases District’s existing insurance rate or affects any fire or other insurance upon the Premises, or causes a cancellation of any insurance policy covering the Premises or any part thereof or any of the contents of the Premises, or if Charter School sells or permits to be kept, used, or sold on or about the Premises anything which may be prohibited by a standard form policy of fire insurance.
- 1.6. Charter School agrees to comply with the provisions of the Civic Center Act (Education Code § 38131 *et seq.*) to make the Premises accessible to members of the community. The Parties understand that the Premises are to be used primarily for educational programs and activities and, as such, any use of the Premises by members of the community shall not interfere with Charter School’s educational program or activities. Any request received by Charter School for use of the Premises pursuant to the Civic Center Act shall be promptly forwarded to District. District shall be responsible for coordinating access to the Premises under the Civic Center Act, and any fee paid for use of the Premises under the Civic Center Act shall be paid to District, unless Charter School under this Agreement bears the responsibility of paying for day-to-day or routine maintenance and custodial services, in which case the fee shall be paid to Charter School.
- 1.7. Charter School shall respond in a timely manner to concerns or complaint raised by members of the community directed at Charter School or related to Charter School

activities and shall work to resolve such concerns or complaints, including but not limited to trash removal, traffic, parking, littering, and noise.

1.8. In the event of an emergency, all District facilities, including the Premises, shall be available for use by the American Red Cross or public agencies as emergency locations, which may disrupt or prevent Charter School from conducting its educational programs. Whether the Premises are selected or used as emergency locations shall be at the sole discretion of District.

2. **Term.** The term of this Agreement shall be for 2 years (“Term”). The commencement date shall be July 1, 2024, (“Commencement Date”), and, unless sooner terminated under any provision herein, this Agreement shall end on June 30, 2026 (“End Date”).

### 3. **Use Fee and Utilities**

3.1. For and in consideration of the use of the Premises for the Term of this Agreement, Charter School agrees to pay District the following annual rate(s) (“Use Fee”):

For 32,527 square feet: 2024-25 Proposition 39 per square foot rate of \$4.56 during the 2024-25 fiscal year; and 1.05 times the 2025-26 Proposition 39 per square foot rate during the 2025-26 fiscal year; and

3.2. Charter School shall have the use of the premises, including 19 classrooms, as detailed in Exhibit A, for the 2024-25 and 2025-26 fiscal year.

3.3. The Use Fee shall be paid quarterly during the school year, according to the following schedule: 25% by October 1; 25% by December 1; 25% by March 1; 25% by June 30.

3.4. The Use Fee shall not include the utility or custodial charges for the Premises. Charter School shall be responsible—at its sole cost, expense, and responsibility—for the cost of all services and utilities to the Premises, including, but not limited to, heating, ventilation and air-conditioning, gas, electricity, water, telephone, pest management, trash collection, sewage disposal, security and fire alarm monitoring, janitorial, fire abatement, gardening/landscaping, and interior and exterior Premises security services. Charter School shall pay the cost of all utilities and other services directly to the applicable utility or service provider. District shall remain responsible, as set forth in Section 14 (Maintenance), for all major maintenance necessary to bring utilities to the Premises.

3.5. Charter School acknowledges that late payment by Charter School to District of the Use Fee and other sums due to District under this Agreement will cause District to incur costs not contemplated by this Agreement, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges. Accordingly, if District does not receive any installment of the Use Fee or any other sum due from Charter School by 4:00 p.m. within ten (10) days after such amount is due, Charter School shall pay to District, in addition to the Use Fee, a late charge (“Late Charge”) equal to five percent (5%) of such overdue amount or the maximum amount allowed by law, whichever is less. The Parties hereby agree that each Late Charge represents a fair and reasonable estimate of the costs District will incur by reason of each late payment by

Charter School. Acceptance of any Late Charge by District shall in no event constitute a waiver of Charter School's default with respect to the overdue amount, nor prevent District from exercising any of its other rights and remedies granted hereunder.

4. **Internet.** Notwithstanding Section 3, Charter School shall obtain its own internet service and telephone provider and shall assume sole responsibility for obtaining all hardware at its own expense as well as upkeep and maintenance of all telephone systems, data lines, and related equipment, software, and hardware. Charter School may use any pre-existing T-1 Line located in the Premises, if any. In the event Charter School uses a pre-existing T-1 Line, Charter School shall transfer billing of the line to Charter School upon approval from District's Technology Services Department. Charter School shall be responsible for any and all improvements to the facilities made in order to allow upgrades to utilities and shall obtain District's prior written consent and approval for any such improvements pursuant to Section 15 (Title to and Removal of Charter School's Improvements/Premises; Equipment Requirements) of this Agreement.
5. **Furnishings and Equipment.** The furnishings and equipment to be provided by District for Charter School are those furnishings and equipment that exist at the Premises as of the effective date. Said furnishings and equipment fulfill any and all District legal obligations to under Proposition 39 for the Term. Charter School is responsible for any furnishings and equipment over and above those provided by District as of the effective date. Charter School shall return all District-owned furniture, fixtures, and equipment to District in like condition at the end of the Term or upon termination under this Agreement, excepting ordinary wear and tear. Charter School shall be fully and solely responsible for costs to repair or replace any damaged furniture, fixtures, and equipment to like condition, excepting ordinary wear and tear.
6. **Additional Services.** Charter School and District may negotiate additional services or equipment as requested by Charter School. District shall assess Charter School separately for the cost to provide the additional services or equipment, if any.
7. **Parking.** Charter School shall abide by District policies, regulations, and directives concerning the use of parking such as those related to the drop-off and pick-up of students. Charter School shall instruct its visitors, invitees, and guests to park on available street parking consistent with applicable laws and ordinances. Charter School shall not abandon any inoperative vehicles or equipment on any portion of District property. District shall not be liable for any personal injury suffered by Charter School or Charter School's visitors, invitees, and guests arising out of the use of parking at or near the School Site. District shall not be responsible for any damage to or destruction or loss of any of Charter School or Charter School's visitors, invitees, or guests' personal property located or stored in street parking, or on District property except where caused by District's negligence or misconduct. Charter School accepts any portion of the Premises available for parking "as is" and Charter School acknowledges that District has not made and is not making any warranties whatsoever with respect to such parking.
8. **Full Satisfaction of Proposition 39/Release of Claims.** Parties agree that this is a negotiated agreement and that, upon execution of this Agreement, all obligations of District to Charter School under Proposition 39 have been satisfied with respect to requests for and offers of facilities for the 2024-25 and 2025-26 school years and Charter School agrees to waive its right to bring a legal action based on any claims arising out of or relating to alleged compliance or noncompliance with

Proposition 39 for the 2024-25 and 2025-26 school years. This waiver does not extend to the rights and obligations of the Parties set forth in this Agreement.

**9. Condition of Premises.**

- 9.1. District shall not be required to make or construct any alterations—including but not limited to structural changes, additions, or improvements—to the Premises except as set forth herein. District shall remain responsible for ensuring the Premises is in compliance with the requirements of the Americans with Disabilities Act, California Fair Employment and Housing Act, and other applicable building code standards except that Charter School, and not District, shall be responsible for compliance with the Americans with Disabilities Act, California Fair Employment and Housing Act, and other applicable building code standards in connection with any modification of the Premises by Charter School after Charter School takes possession of the Premises at the start of the Term. Charter School shall obtain District’s prior written consent and approval for any such modification pursuant to Section 15 (Title to and Removal of Charter School’s Improvements/Premises; Equipment Requirements) of this Agreement. By entry and taking possession of the Premises pursuant to this Agreement, Charter School accepts the Premises.
- 9.2. Charter School acknowledges that neither District nor District's agents have made any representation or warranty as to the suitability of the Premises for Charter School's Program except as set forth herein. District warrants that the Premises may be used to operate the Charter School’s educational program. Any agreements, warranties, or representations not expressly contained in this Agreement shall in no way bind District or Charter School, and District and Charter School expressly waive all claims for damages by reason of any statement, representation, warranty, promise, or agreement, if any, not contained in this Agreement.
- 9.3. If structural damage occurs to the Premises, making the structure damaged to a lesser condition than existed on the effective date, then District will, at its sole discretion, either provide reasonably equivalent alternative facilities to Charter School to accommodate its projected in-District ADA for the remaining term of this Agreement, or repair the damage in order to bring it back to a condition which is similar to the condition which existed on the effective date. District shall provide temporary facilities to accommodate any in-District students displaced during any repair. District shall, in good faith, pro-rate the Use Fee during the “repair” period, if the resulting structural damage prohibits Charter School from carrying out its normal daily activities and the temporary facilities cannot serve as an adequate replacement.
- 9.4. Charter School shall not change the locks on the building without written approval by OUSD’s Buildings and Grounds Department. If Charter School chooses to change the locks on the building after such written approval, Charter School is responsible for the cost of District rekeying the building prior to vacating the site.

**10. Title to Premises.** The Parties acknowledge that title to the Premises and all associated real property is held by District.



- 11. District's Entry and Access to Premises.** District and its authorized representatives shall have the right, with two school-days' prior written notice to Charter School, to enter the Premises during normal business hours for the purpose of inspection ("Inspection"). However, District may provide less than two school-days' prior written notice with good cause and that no prior notice shall be required in an emergency situation. In an emergency, District shall make its best efforts to give notice to Charter School immediately upon District's receipt of notification of any emergency. If Charter School is not present to open and permit an entry into the Premises in an emergency situation as reasonably determined by District, District may enter by means of a master key without liability.
- 11.1. If Charter School is violating the any of the use restrictions of this Agreement or is not in material compliance with any applicable law related to its use of the Premises, then all reasonable costs and expenses reasonably and actually incurred by District in connection with any Inspection shall become due and payable by Charter School due District (beyond any Use Fees or other payments due District), within ten (10) days of written demand.
- 11.2. If Charter School fails to perform any covenant or condition required to be performed by Charter School pursuant to this Agreement, District and its authorized representative shall have the right, after reasonable prior written notice to Charter School, to enter the Premises during normal business hours for the purpose of performing the covenant or condition at District's option after thirty (30) days' written notice to and failure to perform by Charter School. However, no such prior written notice is required in the case of emergencies. Charter School shall reimburse District for all costs incurred by District within ten (10) days of written demand, together with interest at the Interest Rate computed from the date incurred by District until paid. Any performance by District of Charter School's obligations shall not waive or cure the default. All reasonable out-of-pocket costs and expenses actually incurred by District, including reasonable attorneys' fees (whether or not legal proceedings are instituted), in collecting the fees herein or enforcing the obligations of Charter School under this Agreement shall be paid by Charter School to District within ten (10) days of written demand. District may, during the progress of any work authorized by this Subsection (11.2), keep and store on the Premises all necessary materials, tools, supplies and equipment, but shall do so in a manner designed to limit the inconvenience, annoyance, disturbance, loss of business, or other damage to Charter School. District shall not be liable for inconvenience, annoyance, disturbance, loss of business, or other damage to Charter School by reason of making the repairs or the performance of any work.
- 11.3. Notwithstanding the foregoing and without further notice, District shall have the right to enter the Premises to conduct its own operations, to perform any routine or deferred maintenance, or conduct inspections of the Premises, or any other legally permissible purposes. District will use reasonable efforts during the course of any access of the Premises to not disrupt Charter School's classroom and instructional activities consistent with District's practices at its schools. Where practicable, District shall provide relevant scheduling information to Charter School.
- 11.4. Charter School expressly waives any claim for damages for any inconvenience to or interference with Charter School's educational program and for any loss or use of quiet

enjoyment of the Premises related to District's entry into the Premises for the purposes identified in this Section (11).

## 12. Surrender of Premises.

- 12.1. On the last day of the Term, or upon any termination under this Agreement, Charter School shall surrender in good order, condition, and repair the Premises to District and any existing improvements made by Charter School that were approved by District, and any structural improvements made by District subsequent to the Commencement Date, excepting normal ordinary wear and tear, and free and clear of all liens, claims, and encumbrances, though nothing in this provision shall be construed to authorize Charter School to allow or cause to be placed any liens, claims, and/or encumbrances of any kind, unless expressly permitted in this Agreement. This Agreement shall operate as a conveyance and assignment to District of any improvements identified by District to remain on the Premises.
- 12.2. Charter School shall remove from the Premises all of Charter School's personal property, trade fixtures, and any improvements made by Charter School which Charter School and District agreed would be removed by Charter School. Removal of Charter School's property shall be subject to all applicable laws, including any local permits and/or approval by the California Department of General Services, Division of the State Architect ("DSA").
- 12.3. All property that is not removed on or before the end of the Term shall be deemed abandoned by Charter School and associated costs to store, remove, or dispose of such abandoned property shall be the responsibility of Charter School.
- 12.4. If Charter School remains in possession of the Premises or any part thereof after the end of the Term or upon termination under this Agreement without the express written consent of District, Charter School shall indemnify District against loss or liability resulting from delay by Charter School in surrendering the Premises including, without limitation, any claims made by any succeeding Charter School or loss to District due to lost opportunities to timely obtain succeeding tenants.
- 12.5. If Charter School remains in possession of the Premises or any part thereof after the end of the Term or upon termination under this Agreement without the express written consent of District, Charter School's occupancy shall be a tenancy on a month-to-month basis for a pro rata share equal to one hundred fifty percent (150%) of all monthly sums charged and owing the previous thirty (30) calendar day period, subject to the limitations set forth in this Section (12). No payment of money by Charter School after (i) the end of the Term, (ii) earlier termination of this Agreement, or (iii) the giving of notice of early termination by either Party shall reinstate, continue, or extend the Term.
- 12.6. Charter School's projected in-District Average Daily Attendance ("ADA") for the 2024-24 school year, upon which the Premises are provided, is 305.99. The Parties agree that the overallocation provisions under the California Code of Regulations, Title 5, section 11969.8 only shall apply separately to each Proposition 39 request year covered by this Agreement.

**13. Taxes and Assessments.** Charter School shall pay any assessment on the Premises, such as any fee or tax on any improvements Charter School constructs or causes to be constructed on the Premises, whether real estate, general, special, ordinary or extraordinary, any rental levy or tax, improvement bond, and/or fee imposed upon or levied against the Premises or Charter School's legal or equitable interest created by this Agreement, and any taxes assessed against and levied upon Charter School's alterations and utility installations that may be imposed by any authority having the direct or indirect power to tax and where the funds are generated with reference to the Premises' address and where the proceeds so generated are applied by the city, county, or other local taxing authority having jurisdiction. The provisions of this Section (13) shall survive the expiration or termination under this Agreement. Nothing in this Section (13) shall be construed to override the requirement in Section 15 (Title to and Removal of Charter School's Improvements/Premises; Equipment Requirements) that Charter School obtain the express written consent of District to perform any improvements on the site, unless expressly permitted by this Agreement.

**14. Maintenance.**

14.1. Charter School agrees to provide, at its own cost and expense, any and all day-to-day upkeep and operations for the Premises, including (without limitation) routine repair, cleaning, and general maintenance. Maintenance to be provided by Charter School shall be consistent with the standards set forth by this Agreement and shall insure safe and healthful use.

14.2. District shall have no day-to-day maintenance or repair obligations with respect to the Premises. Charter School hereby expressly waives the provisions of subsection 1 of section 1932 and sections 1941 and 1942 of the Civil Code and all rights to make day to day repairs at the expense of District as provided in section 1942 of the Civil Code.

14.3. District shall be responsible for the major maintenance of the Premises. For purposes of this Agreement, "major maintenance" includes (but is not limited to) all non-routine maintenance, replacement and repair services, including the major repair or replacement of the roof, flooring, mechanical systems (plumbing, heating, ventilation, air conditioning, electrical), exterior and interior painting, and any other items considered deferred maintenance under Education Code section 17582. Pursuant to Section 5 (Furniture and Equipment), Charter School shall be responsible for replacement and repair of furnishings and equipment.

**15. Title to and Removal of Charter School's Improvements/Premises; Equipment Requirements.**

15.1. Charter School shall not construct or cause to be constructed on the Premises any improvements ("Charter School's Improvements") without express prior written consent from District. At the time District considers Charter School's request to construct improvements on the Premises, District will inform Charter School, in writing, whether it will require Charter School to remove Charter School Improvements at the expiration or earlier termination of the Term.

15.2. Charter School shall, at its expense, obtain all necessary environmental and governmental approvals and permits, including, without limitation, the California Environmental Quality

Act (Government Code section 21000 *et seq.*) (“CEQA”), the Field Act (Education Code section 17280 *et seq.*), any other applicable Building Code requirements, the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101), and applicable State law governing access to facilities, as well as any necessary approvals from any local authority including any grading, zoning, design review and other required permits or approvals, if applicable, prior to commencing construction, and shall provide District with evidence of approval by all applicable governmental agencies. To the extent that District assumes lead agency status for any “project” under CEQA related to the provision of facilities under this Agreement, Charter School agrees to reimburse District for any and all reasonable costs and expenses related to achieving compliance with CEQA.

- 15.3. Any modifications to the Premises, including (without limitation) construction, creation of gardens, painting, and addition of play structures or shade structures, must be approved in writing in advance by District’s Buildings and Grounds Department, and such approval shall not be unreasonably withheld, conditioned, or delayed. Charter School’s contractor must be approved in writing in advance by District, and such approval shall not be unreasonably withheld. All contractors and subcontractors of Charter School, if any, shall be: duly licensed in the State of California; bonded as required by law; maintain levels of casualty, liability, and workers’ compensation insurance; and performance and payment bonds consistent with District construction requirements. Charter School must follow all applicable procurement laws with respect to Charter School’s Improvements including (without limitation): issuing requests for proposals to obtain competitive pricing as required by law; adhering to prevailing wage laws; making best efforts to comply with the local hiring requirements in accordance with District Administrative Regulation and Board Policy 7115 (“Capital Program / Construction Related Local, Small Local and Small Local Resident Business Enterprise Program, and Board Policy”); and adhering to all applicable minimum wage requirements. Charter School is encouraged to incorporate Collaborative for High-Performance Schools standards into the design of all improvements made under this Agreement and is encouraged to incorporate all editions of the California Green Building Standards Code.
- 15.4. Under all circumstances, Charter School must seek and receive approval from DSA for any of Charter School’s Improvements if required by DSA.
- 15.5. Notwithstanding any other provision herein, Charter School shall not install any ovens, stoves, hot plates, toasters, or similar items (not including microwave ovens) without the prior written consent of District.
- 15.6. Charter School shall, at all times, indemnify and hold District harmless from all claims for labor or materials in connection with construction, repair, alteration, or installation of structures or improvements by, at the direction of, for the benefit of, or on behalf of Charter School within the Premises, and from the cost of defending against such claims, including (without limitation) attorney’s fees. Charter School shall provide District with at least ten (10) days written notice prior to commencement of any work which could give rise to a mechanics’ lien or stop payment notice. District has the right to enter upon the Premises for the purpose of posting Notices of Non-responsibility. In the event a lien is imposed upon the Premises as a result of such construction, repair, alteration, or installation, Charter School shall:

- 15.6.1. Record a valid Release of Lien; or
- 15.6.2. Deposit sufficient cash with District to cover the amount of the claim on the lien in question and authorize payment to the extent of the deposit to any subsequent judgment holder that may arise as a matter of public record from litigation with regard to the lien-holder claim; or
- 15.6.3. Procure and record necessary bonds that frees the Premises and all associated real property from the claim of the lien from any action brought to foreclose the lien.

If Charter School fails to accomplish one of these three optional actions within fifteen (15) days after the filing of any lien or stop payment notice, Charter School shall be deemed to be in default of this Agreement, which shall be subject to immediate termination.

- 15.7. If required by District at the time it approves Charter School's Improvements, on or before the expiration of this Agreement, or within thirty (30) days after any termination under this Agreement, Charter School shall remove Charter School's Improvements, at its sole expense. Charter School shall repair any damage to the Premises or other District property caused by removal of Charter School's Improvements and restore the Premises and all other District property damaged by the removal to good condition, less ordinary wear and tear. In the event that Charter School fails to timely remove Charter School's Improvements, District, upon fifteen (15) days written notice, may either (i) accept ownership of Charter School's Improvements with no cost to District, or (ii) remove Charter School's Improvements at Charter School's sole expense. If District chooses to accept ownership of Charter School's Improvements, Charter School shall execute any necessary documents to effectuate the change in ownership of Charter School's Improvements. If District removes Charter School's Improvements, Charter School shall pay all invoices for the removal of Charter School's Improvements within thirty (30) days of written demand.
16. **Safety of Premises.** Consistent with the requirement of Section 1 (Use of Premises), Charter School is responsible for safety and security on the Premises. Charter School specifically acknowledges, understands, and agrees that District is neither responsible for, nor has the obligation to supply, provide, establish, maintain, or operate security and safety measures for either Charter School or the Premises.
  17. **Incident/Accident/Mandated Reporting.**
    - 17.1. Charter School shall notify OUSD, via email pursuant to Section 23 (Notices), within twelve (12) hours of learning of any significant accident or incident on the premises. Examples of a significant accident or incident include (without limitation) an accident or incident that involves serious injury or death or referral to law enforcement or possible or alleged criminal activity.
    - 17.2. Charter School agrees to comply with all applicable federal, state, local, and District laws, statutes, ordinances, regulations, orders, and directives, regardless of form, with respect to COVID-19 health and safety requirements, guidance, and protocols, including but not

limiting to proper face coverings, vaccination status, social distancing, hygiene practices, and maintenance of required cohorts, if applicable.

If District uses the property on which the Premises is located (regardless of whether Charter School and District share indoor space), Charter School agrees to immediately adhere to and follow any OUSD directives regards health and safety protocols including, but not limited to, providing OUSD with information regarding possible exposure of OUSD employees and students to any employee, contractor, subcontractor, agent, representative, or student of Charter School and information necessary to perform contact tracing.

17.3. To the extent that an employee, subcontractor, agent, or representative of Charter School is included on the list of mandated reporters found in Penal Code section 11165.7, Charter School agrees to inform the individual, in writing, that they are a mandated reporter, and describing the associated obligations to report suspected cases of abuse and neglect pursuant to Penal Code section 11166.5.

17.4. Charter School shall bear all costs of compliance with this Section (17).

**18. Fingerprinting and Criminal Background Verification.** Charter School shall be responsible for ensuring compliance with all applicable fingerprinting and criminal background investigation requirements described in Education Code sections 44237, 44830.1, and 45125.1 and other applicable statutes or regulations for the Premises. The District will ensure that it has complied with the foregoing for any district employee it sends to the Premises.

**19. Default and Termination.**

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

19.1.1. The failure of Charter School to promptly pay the Use Fee, Late Charge, or other fees, payments, or indebtedness identified or required by this Agreement when such failure continues fifteen (15) days after written notice, provided that such a notice shall not be exclusive to, and shall be cumulative to, the procedure set forth under Code of Civil Procedure Section 1161.

19.1.2. The expiration of Charter School's charter without renewal. Charter School shall not be deemed in default while any administrative, non-judicial appeals are pending under Education Code section 47605 *et seq.* as amended from time to time, provided that the charter school complies with all other provisions of this agreement.

19.1.3. The revocation of Charter School's charter by their authorizer. Charter School shall not be deemed in default while any administrative, non-judicial appeals are pending under Education Code section 47605 *et seq.* as amended from time to time.

- 19.1.4. The failure of Charter School to observe or perform any of its other covenants or obligations hereunder, which failure continues for thirty (30) days after written notice thereof by District to Charter School (unless the nature of the default is such that more than thirty (30) days are required for its cure and Charter School shall have commenced a cure within the thirty (30) day period and thereafter diligently prosecute the same to completion; provided, however, in no event shall the default continue for more than ninety (90) days after written notice thereof by District to Charter School); provided, however, that any notice shall be in lieu of, and not in addition to, any notice required under Code of Civil Procedure section 1161, and the thirty (30) day cure period shall run concurrently with any cure period required under California law, including Code of Civil Procedure section 1161.
- 19.1.5. Charter School's abandonment of the Premises for a period of fifteen (15) consecutive days (with or without the payment of fees), it being agreed that the fact that any of Charter School's property remains in the Premises shall not be evidence that Charter School has not vacated or abandoned the Premises; provided, however, any normal holidays or vacation days shall not constitute abandonment of the Premises. A move by Charter School to provide only virtual instruction as a result of Charter School students' or employees' quarantine due to exposure to, or infection with, COVID-19 or pursuant to local or state public health guidance or order shall not be deemed abandonment for purposes of this Paragraph (19.1.5).
- 19.1.6. The making by Charter School of any general assignment or general arrangement for the benefit of creditors; the filing by or against Charter School or any guarantor of this Agreement of a petition to have Charter School or any guarantor of this Agreement adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Charter School or any guarantor of this Agreement, the same is dismissed within sixty (60) days); the appointment of a trustee or receiver to take possession of substantially all of Charter School's assets located at the 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 Premises or of Charter School's interest in this Agreement, where such seizure is not discharged within thirty (30) days.
- 19.1.7. The making or furnishing by Charter School of any warranty, representation, or statement to District in connection with this Agreement, which is false or misleading in any material respect when made or furnished.
- 19.1.8. The assignment, subletting, or other transfer, or any attempted assignment, subletting, or other transfer, of this Agreement.

In the event of one or more of such defaults by Charter School, District shall have the right, in addition to all other rights available to District under this Agreement or now or later permitted by law or equity, to terminate this Agreement by providing Charter School with



a notice of termination. Upon termination of this Agreement, District may recover from Charter School the worth at the time of award any unpaid Use Fees, Late Charges, or other fees or payments owed to District by Charter School. In addition, upon termination, Charter School shall immediately vacate the Premises.

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

- 19.2. District's Default. District shall not be in default of any of its obligations under this Agreement unless District fails to perform such obligations within a reasonable time, but in no event less than thirty (30) days, after written notice by Charter School to District specifying that District has failed to perform its obligations; provided, however, that if the nature of District's default requires more than thirty (30) days to cure, District shall not be in default if District commences a cure within thirty (30) days and thereafter diligently prosecutes the same to completion. If District defaults hereunder, then Charter School may have by reason of such default all remedies available at law or equity, which includes the remedy of self-help and deduction of reasonable self-repair costs from the pro rata share payments owed, provided that nothing in this provision shall be construed so as to nullify, supersede, or render inapplicable to any such self-help remedies the requirement that any Charter School's Improvements require express prior written consent from District.

Charter School shall have no rights as a result of any default by District until Charter School gives thirty (30) days' notice to District specifying the nature of the default. If District defaults hereunder after receipt of Charter School's written notice, then Charter School may have by reason of such default remedies including the remedy of self-help and deduction of reasonable self-repair costs from the pro rata share payments owed, provided that nothing in this provision shall be construed so as to nullify, supersede, or render inapplicable to any such self-help remedies the requirement that any Charter School's Improvements require express prior written consent from District.

20. **Reciprocal Indemnification**. District and Charter School hereby agree and acknowledge that the relationship between District and Charter School for purposes of this Agreement is solely a landlord/tenant relationship and not a principal/agent relationship or any other relationship. Charter School is acting on its own behalf in operating from the Premises any school thereon (or any other purpose(s) thereupon) and is not operating as an agent of District.

Except where the losses, costs, damages, expenses, and liabilities (including without limitation court costs and reasonable attorneys' fees ) are caused by District's negligence or misconduct, to the fullest extent permitted by law, Charter School ("Indemnifying Party") shall indemnify, defend, release, and protect District, its affiliates, successors, and assigns as well as its officers, board members, other members, partners, agents, representatives, and employees ("District Indemnified Party" or "District Indemnified Parties") and hold District Indemnified Parties harmless from any and all losses, costs, damages, expenses and liabilities (including without limitation court costs and reasonable attorneys' fees) (collectively "Claims") incurred in connection with or arising from any cause (i) in the use or occupancy by Charter School of the Premises (including without limitation, the operation by Charter School of the School from the Premises), or (ii) in connection with the



operations by Charter School at the Premises, including without limiting the generality of the foregoing:

- 20.1. Any default by Charter School in the observance or performance of any of the terms, covenants, or conditions of this Agreement on Charter School's part to be observed or performed;
- 20.2. The use or occupancy of the Premises by Charter School of any person claiming by, through or under Charter School or Charter School's employees, agents, contractors, licensees, directors, officers, partners, trustees, visitors or invites, or any such person in, on or about the Premises either prior to, during, or after the expiration of the Term of this Agreement (singularly, "Liability"; collectively, "Liabilities"); or
- 20.3. Any claim by a third party that District is responsible for any actions by Charter School in connection with any use or occupancy of the Premises or in any way related to this Agreement.

Except where the losses, costs, damages, expenses and liabilities (including without limitation court costs and reasonable attorneys' fees) are caused by Charter School's negligence or misconduct, to the fullest extent permitted by law, District shall indemnify, defend, release and protect Charter School, its affiliates, successors and assigns, and its officers, directors, shareholders, board members, other members, partners, agents and employees ("Charter Indemnified Party" or "Charter Indemnified Parties") and hold Charter Indemnified Parties harmless from any and all losses, costs, damages, expenses, and liabilities (including without limitation court costs and reasonable attorneys' fees) (collectively "Claims") incurred in connection with or arising from any cause (i) in the use or occupancy by District of the Premises (including without limitation, the operation by District of operations on the Premises), or (ii) in connection with the operations by District at the Premises, including without limiting the generality of the foregoing:

- 20.4. Any default by District in the observance or performance of any of the terms, covenants or conditions of this Agreement on District's part to be observed or performed;
- 20.5. The use or occupancy of the Premises by District or any person claiming by, through or under District or District's employees, agents, contractors, licensees, directors, officers, partners, trustees, visitors or invitees, or any such person in, on or about the Premises either prior to, during, or after the expiration of the Term of this Agreement (singularly, "Liability"; collectively, "Liabilities"); and
- 20.6. Any claim by a third party that Charter School is responsible for any actions by District in connection with any use or occupancy of the Premises or in any way related to this Agreement.

The provisions of this Section (20) shall survive the expiration or sooner termination of this Use Agreement. The applicable Party shall, upon receiving a proper request by a District or Charter Indemnified Party, undertake the defense of any Liabilities threatened or asserted against such Indemnified Party on all of the following terms and conditions:

- 20.7. Notice of the assumption of such defense (“Notice”) shall be delivered to such Indemnified Party within fifteen (15) days after transmittal.
- 20.8. Such defense shall be conducted by reputable attorneys retained by District or Charter Indemnifying Party and approved by the other Party if choice of counsel is included in the relevant insurance policy, and with the prior written approval of all District and Charter Indemnified Parties against whom such Liability has been asserted or threatened, which approval shall not be unreasonably withheld, delayed or conditioned, all at District or Charter Indemnifying Party’s sole cost and expense. In the event the interests of District or Charter Indemnifying Party and any such District or Charter Indemnified Parties in the action conflict in such manner and to such an extent as to require, consistent with applicable standards of professional responsibility or the retention of separate counsel for each of District or Charter Indemnified Parties involved in the action, District or Charter Indemnifying Party shall pay all fees and costs charged or incurred by separate counsel.
- 20.9. District or Charter Indemnifying Party agrees to promptly notify the other Party of the commencement of any litigation or proceedings pending, threatened, or commenced (whether or not served) against Indemnifying Party, or any of the board members, directors, officers, agents, or employees of Indemnifying Party, in connection with the matters set forth in this Agreement. The provisions of this Section (20) shall survive the expiration or sooner termination of this Use Agreement.

**21. Insurance.**

- 21.1. As specified in this Section 21, Charter School is to purchase and maintain insurance with insurers with a current A.M. Best Insurance rating of no less than A-minus: VII and subject to the approval of District, except that insurance through a Joint Powers Authority shall be deemed sufficient under this Agreement. Charter School shall furnish District with the original certificates and amendatory endorsements effecting coverage required.
- 21.2. Charter School acknowledges that any insurance maintained by District will not insure any of Charter School's property or improvements made by Charter School.
- 21.3. Charter School shall, at Charter School's expense, obtain and keep in force, during the term of this Agreement, and any extensions thereto, a policy of commercial general liability insurance and a comprehensive auto liability policy insuring District and Charter School against claims and liabilities arising out of the operation, condition, use, or occupancy of the Premises and all areas appurtenant thereto, including parking areas. Charter School's comprehensive auto liability policy shall insure all vehicle(s), whether hired, owned or non-owned. Charter School's commercial general insurance shall be at least as broad as the Insurance Service Office (ISO) CG 00-01 form and in an amount of not less than Two Million dollars (\$2,000,000) for bodily injury or death and property damage as a result of any one occurrence and Five Million dollars (\$5,000,000) general aggregate policy limit. In addition, Charter School shall obtain a products/completed operations aggregate policy in the amount of Two Million dollars (\$2,000,000). The insurance carrier, deductibles, and/or self-insured retentions shall be approved by District, which approval shall not be unreasonably withheld. Prior to the Commencement Date, Charter School shall deliver to

District a certificate of insurance evidencing the existence of the policies required hereunder and copies of endorsements stating that such policies shall:

21.3.1. State the coverage is primary and any coverage by District is in excess thereto;

21.3.2. Contain a cross liability endorsement; and

21.3.3. Include a separate endorsement naming District as an additional insured.

At least thirty (30) days prior to the expiration of each certificate, and every subsequent certificate, Charter School shall deliver to District a new certificate of insurance consistent with all of the terms and conditions required in connection with the original certificate of insurance as described herein.

- 21.4. During the Term of this Agreement, and any extensions thereto, District shall maintain at its cost a policy of standard fire and casualty insurance limited to the value of all buildings and improvements located on the site of the Premises (including those not part of the Premises) as of the Commencement Date. District's insurance policy shall be primary in the case of any damage or destruction to the Premises (but not to Charter School's personal property or alterations or improvements constructed by Charter School).

Charter School shall make no use of or permit any use to be made of the Premises and Charter School shall take no action or permit any action to be taken (other than based only on Charter School's occupancy of the Premises for Charter School's educational program as described by their Charter) that will increase the existing rate of insurance upon the building or buildings of the Premises or cause the cancellation of any insurance policy, covering same, or any part thereof, nor shall Charter School sell, or permit to be kept, used, or sold in or about the Premises any article that may be prohibited by the standard form of fire insurance policies. Charter School shall, at its sole cost and expense, comply with any and all requirements pertaining to the Premises of any insurance organization or company necessary for the maintenance of reasonable fire and casualty insurance covering the Premises' buildings or appurtenances. Fire and casualty insurance premium increases to District due to equipment and/or activities of Charter School (other than based only on Charter School's occupancy of the Premises) shall be charged to Charter School.

- 21.5. During the Term of this Agreement, and any extensions thereto, Charter School shall comply with all provisions of law applicable to Charter School with respect to obtaining and maintaining workers' compensation insurance. Prior to the commencement and any renewal of this Agreement and Charter School's occupancy of the Premises, Charter School shall provide District, as evidence of this required coverage, a certificate in a form satisfactory to District on or before the commencement or renewal date, providing that insurance coverage shall not be canceled or reduced without thirty (30) days prior written notice to District. If the insurer does not provide such notice, Charter School shall provide District with notice of cancellation of coverage as soon as it becomes aware of such cancellation.

22. **Signs.** Charter School may, at Charter School's sole cost, have the right and entitlement to place onsite signs on the Premises to advertise Charter School's educational program, provided Charter

School obtains the prior written approval from District. District's approval shall not be unreasonably withheld, conditioned, or delayed. Any signs shall be at Charter School's cost and in compliance with all applicable state, local, and District legal requirements pertaining thereto. In connection with the placement of any of Charter School's signs, District agrees to cooperate with Charter School in obtaining any governmental permits which may be necessary. Throughout the Term of this Agreement, and any extensions thereto, Charter School shall, at its sole cost and expense, maintain any of its signage and all appurtenances in good condition and repair. At the termination of this Agreement, Charter School shall remove any signs that it has placed on the Premises and District property and shall repair any damage caused by the installation or removal of Charter School's signs.

23. **Notice.** Any notice required or permitted to be given under this Agreement must be sent via email to the below address and may also be given or served in person or sent via the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, addressed as follows:

**DISTRICT:**

Oakland Unified School District  
Attn: Office of Charter Schools  
1011 Union St., #947  
Oakland, CA 94607  
charteroffice@ousd.org

**CHARTER SCHOOL:**

Urban Montessori  
4551 Steele St  
Oakland, CA 94619

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

24. **Subcontract, Assignment and Sublease.** Charter School shall not have the right, voluntarily or involuntarily, to assign, license, transfer, or encumber this Agreement or sublet all or part of the Premises. Any purported transfer shall be void and shall, at District's election, constitute a default. No consent to transfer shall constitute a waiver of the provisions of this Section (24).
25. **Joint and Several Liability.** If Charter School is more than one person or entity, each person or entity shall be jointly and severally liable for the obligations of Charter School hereunder.
26. **Independent Contractor Status.** This Agreement is by and between two independent entities and is not intended to and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture, or association.
27. **Entire Agreement of Parties.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

Nothing in this provision shall be construed so as to limit, nullify, abridge or modify Charter School's obligations under its Charter, or its authorizer's oversight authority.

**28. California Law.** This Agreement shall be governed by, and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with, the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in Alameda County.

**29. Compliance with All Laws.**

29.1. Charter School shall at Charter School's expense comply with all requirements of all governmental authorities, in force either now or in the future, affecting Charter School's use of the Premises, and shall faithfully observe in Charter School's use of the Premises all laws, regulations and ordinances of these authorities, in force either now or in the future including, without limitation, all applicable federal, state and local laws, regulations, and ordinances pertaining to air and water quality, hazardous material, waste disposal, air emission and other environmental matters (including but not limited to CEQA and its implementing regulations in Charter School's use of the Premises), and all District policies, rules and regulations ("Environmental Laws").

29.2. The judgment of a court of competent jurisdiction, or Charter School's admission in an action or a proceeding against Charter School, whether District be a party to it or not, that Charter School has violated any law or regulation or ordinance in Charter School's use of the Premises shall be considered conclusive evidence of that fact as between District and Charter School. If Charter School fails to comply with any law, regulation or ordinance, District reserves the right to take necessary remedial measures at Charter School's expense, for which Charter School agrees to reimburse District on demand.

29.3. Charter School shall not cause or permit any Hazardous Material to be generated, brought onto, used, stored, or disposed of in or about the Premises or in connection with any improvements by Charter School or its agents, employees, contractors, subtenants, or invitees, except for limited quantities of standard office, classroom and janitorial supplies (which shall be used and stored in strict compliance with Environmental Laws). Charter School shall comply with all Environmental Laws. As used herein, the term "Hazardous Materials" means any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California or the United States Government. The term "Hazardous Materials" includes, without limitation, petroleum products, asbestos, PCB's, and any material or substance which is (i) defined as hazardous or extremely hazardous pursuant to Title 22 of the California Code of Regulations, Division 4.5, Chapter 11, Article 4, section 66261.30 *et seq.* (ii) defined as a "hazardous waste" pursuant to section 14 of the federal Resource Conservation and Recovery Act, 42 U.S.C. 6901 *et seq.* (42 U.S.C. 6903), or (iii) defined as a "hazardous substance" pursuant to section 10 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 *et seq.* (42 U.S.C. 9601). As used herein, the term "Hazardous Materials Law" shall mean any statute, law, ordinance, or regulation of any governmental body or agency (including the U.S. Environmental Protection Agency, the California Regional Water Quality Control Board and the California Department of Health Services) which regulates the use, storage, release or disposal of any Hazardous Material.

- 29.4. Notice of Hazardous Substance. Charter School will promptly notify District in writing if Charter School has or acquires notice or knowledge that any Hazardous Substance has been or is threatened to be, released, discharged, disposed of, transported, or stored on, in, or under or from the Premises in violation of Environmental Laws. Charter School shall promptly provide copies to District of all written assessments, complaints, claims, citations, demands, fines, inquiries, reports, violations or notices relating to the conditions of the Premises or compliance with Environmental Laws. Charter School shall promptly supply District with copies of all notices, reports, correspondence, and submissions made by Charter School to the United States Environmental Protection Agency, the United States Occupational Safety and Health Administration and any other local, state or federal authority that requires submission of any information concerning environmental matters or Hazardous Substances pursuant to Environmental Laws. Charter School shall promptly notify District of any liens threatened or attached against the Premises pursuant to any Environmental Laws.
- 29.5. Inspection. District and District's agents, servants, and employees including, without limitation, legal counsel and environmental consultants and engineers retained by District, 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' notice to Charter School (except in the event of an emergency, in which case, no notice will be required), inspect the Premises to determine whether Charter School is complying with Charter School's obligations set forth in this Section (29), and to perform environmental inspections and samplings, during regular business hours (except in the event of an emergency) or during such other hours as District and Charter School may agree.
- 29.6. Indemnification. Charter School's indemnification and defense obligations in this Agreement shall include any and all Claims arising from any breach of Charter School's covenants under this Section (29).
30. **Attorneys' Fees.** If either Party files any action or brings any proceedings against the other arising out of this Agreement, the prevailing party shall not be entitled to recover reasonable attorneys' fees.
31. **Waiver.** The waiver by either Party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.
32. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, and assigns.
33. **Severability.** Should any provision of this Agreement be determined to be invalid, illegal or unenforceable in any respect, such provision shall be severed, and the remaining provisions shall continue as valid, legal and enforceable.
34. **Incorporation of Recitals and Exhibits.** The Recitals and each Exhibit attached hereto are hereby incorporated herein by reference.

35. **Approval of Governing Board.** This Agreement shall be subject to approval by the governing boards of each Party.
36. **Counterparts and Electronic Signature.** This Agreement, and all amendments, addenda, and supplements to this Agreement, may be executed in one or more counterparts, all of which shall constitute one and the same amendment. Any counterpart may be executed and delivered by facsimile or other electronic signature (including portable document format) by either Party and, notwithstanding any statute or regulations to the contrary (including, but not limited to, Government Code section 16.5 and the regulations promulgated therefrom), the counterpart shall legally bind the signing Party and the receiving Party may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received. Through its execution of this Agreement, each Party waives the requirements and constraints on electronic signatures found in statute and regulations including, but not limited to, Government Code section 16.5 and the regulations promulgated therefrom.
37. **Authorization to Sign Agreement.** Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of the Party that the individual is executing this Agreement and that this Agreement is binding upon that Party in accordance with its terms.

REST OF PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the PARTIES hereto agree and execute this Agreement and to be bound by its terms and conditions:

**CHARTER SCHOOL**

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

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

**OUSD**

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

Position: Board President \_\_\_\_\_ Date: \_\_\_\_\_

Name: Kyla Johnson-Trammell \_\_\_\_\_ Signature: \_\_\_\_\_

Position: Secretary, Board of Education \_\_\_\_\_ Date: \_\_\_\_\_

*Template approved as to form by OUSD Legal Department.*

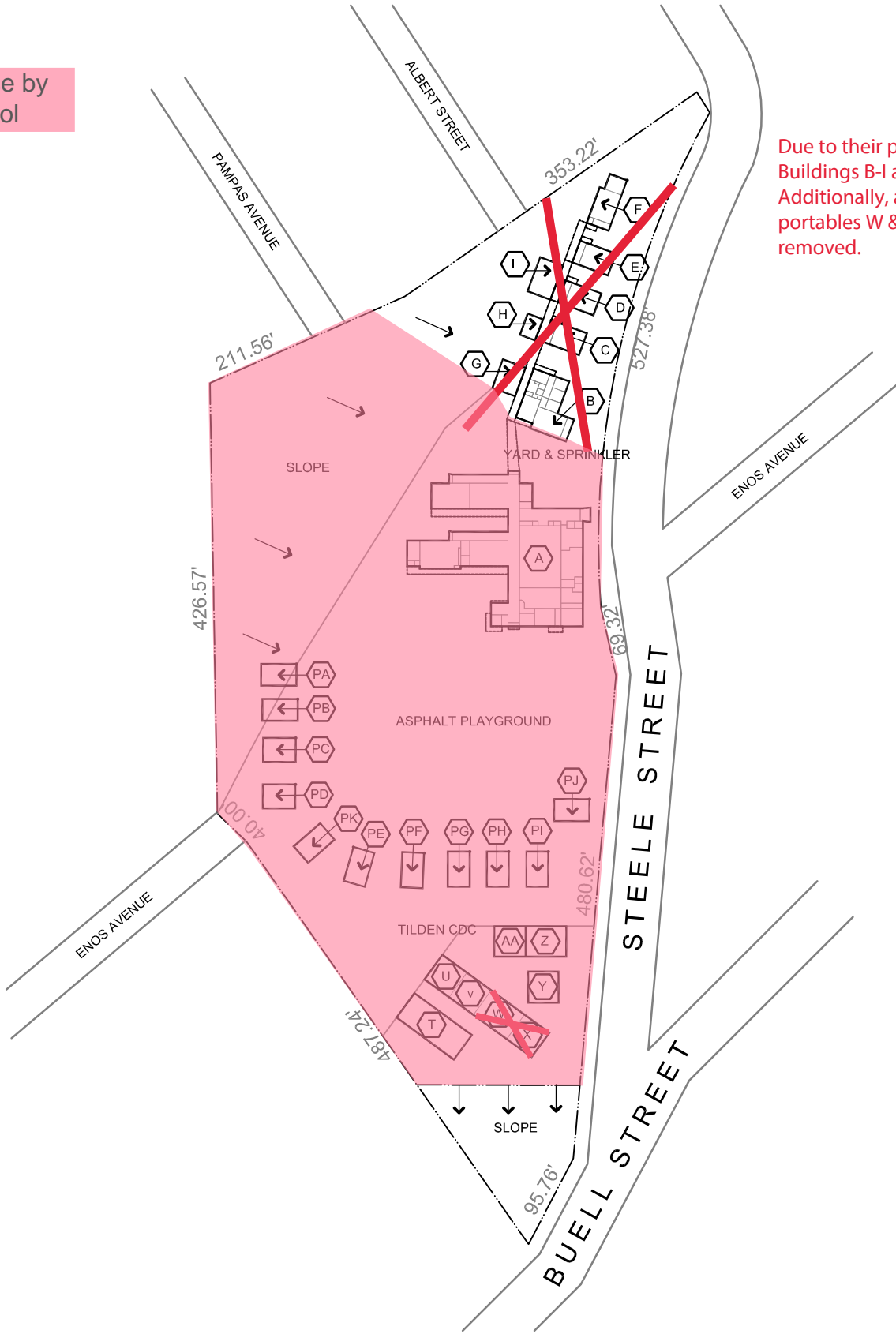


**Exhibit A**  
**DESCRIPTION OF PREMISES**

The Premises that are being allocated to Charter School shall consist of space located in the room(s) and area(s) as depicted on the attached maps.

Exclusive use by charter school

Due to their poor condition, Buildings B-I are not included. Additionally, as indicated, portables W & X have been removed.



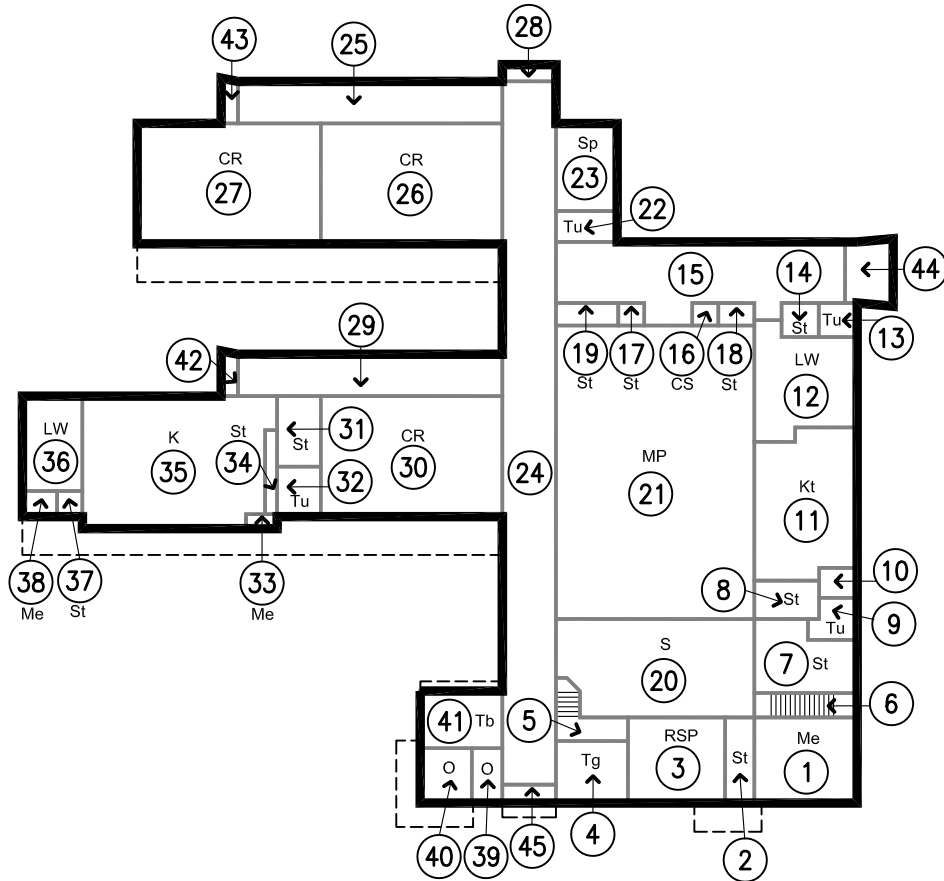
### SITE PLAN

156 - JOHN SWETT ELEMENTARY SCHOOL  
4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=150'-0"



BLDG A - 1ST FLOOR PLAN

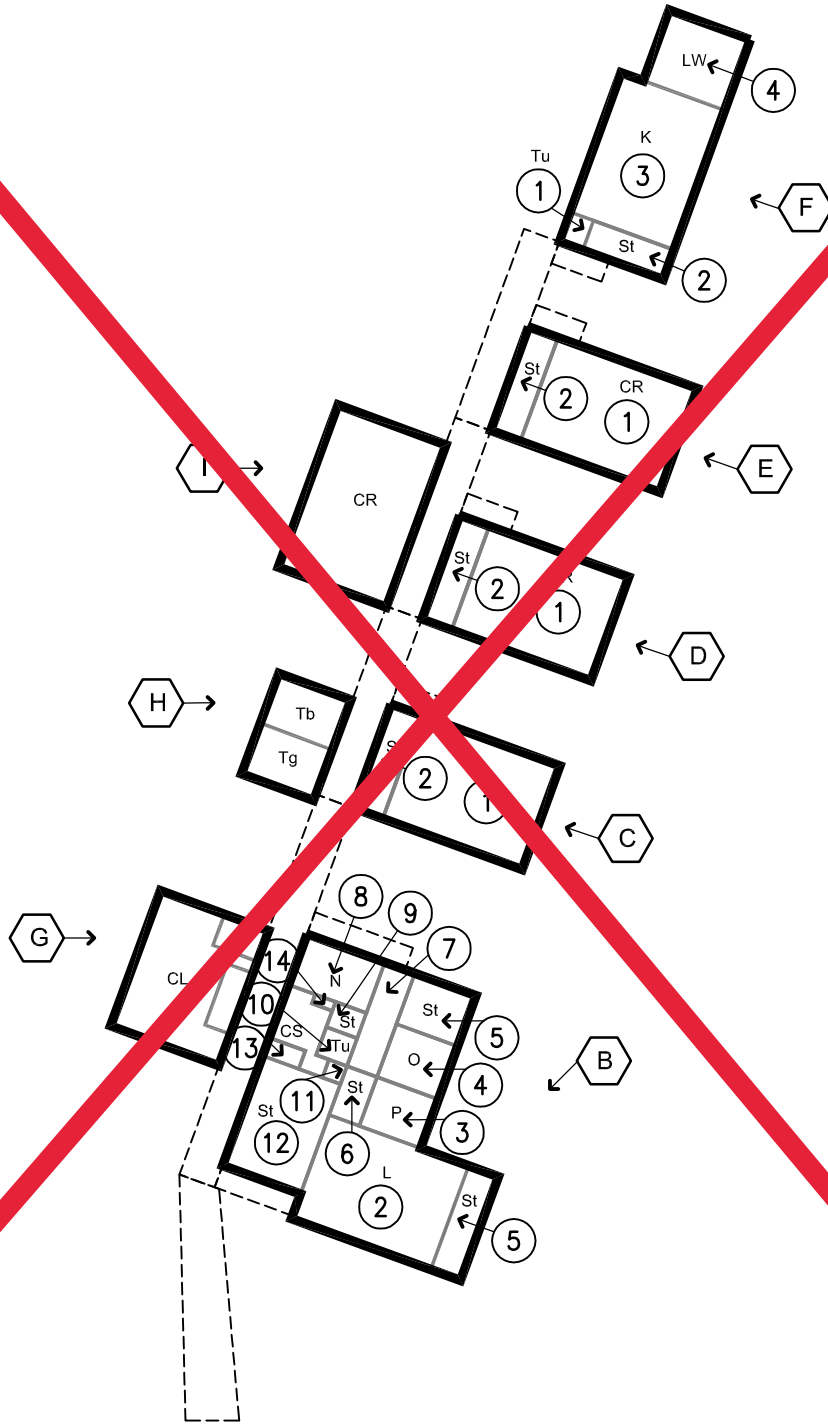


**BLDG A - 1ST FLOOR PLAN**  
**156 - JOHN SWETT ELEMENTARY SCHOOL**  
 4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=40'-0"



BLDG B-I - 1ST FLOOR PLAN



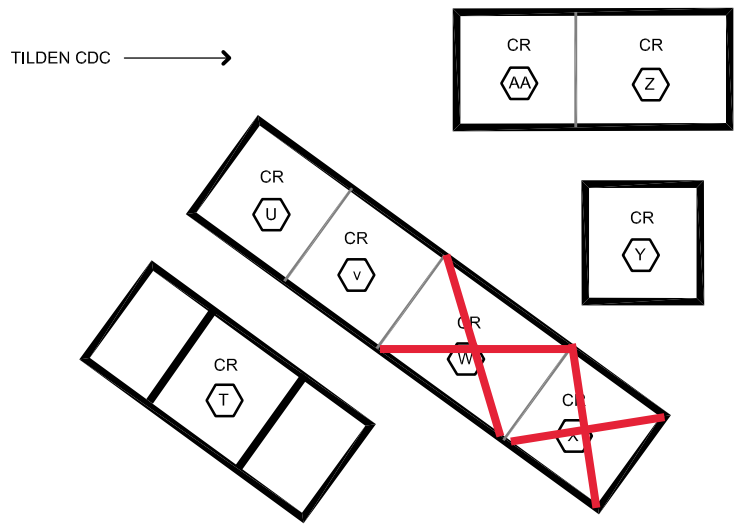
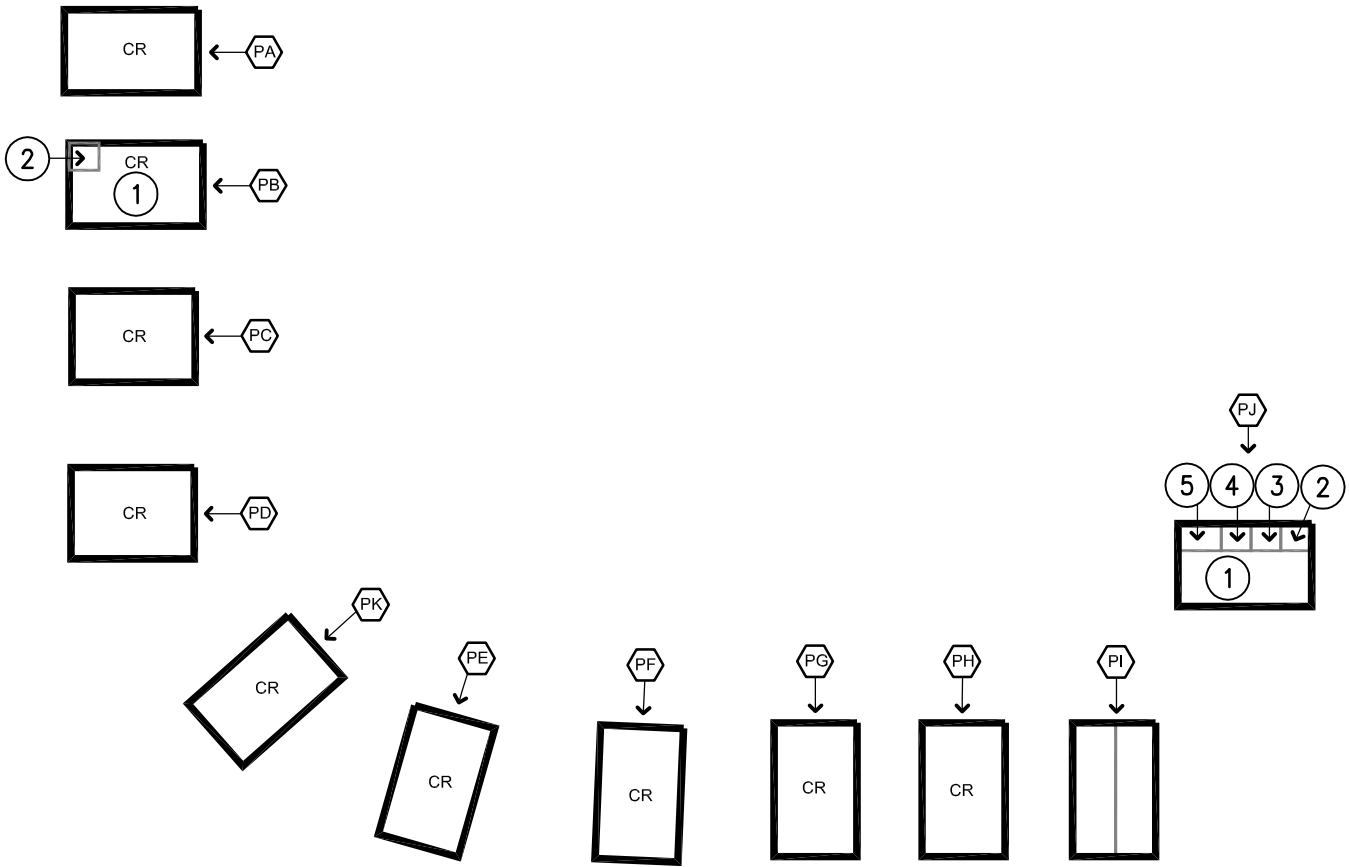
BLDG B-I - 1ST FLOOR PLAN

156 - JOHN SWETT ELEMENTARY SCHOOL  
4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=40'-0"



BLDG PORT A-J & CDC - 1ST FLOOR PLAN



**BLDG PORT A-J & CDC - 1ST FLOOR PLAN**  
**156 - JOHN SWETT ELEMENTARY SCHOOL**  
 4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=50'-0"