

AIRSPACE PARKING LEASE AGREEMENT

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**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
AIRSPACE PARKING LEASE AGREEMENT**

THIS LEASE, dated _____, 20__, is by and between the STATE OF CALIFORNIA, acting by and through its Department of Transportation, hereinafter called "LANDLORD," and the City of Sacramento, hereinafter called "TENANT."

W I T N E S S E T H

For and in consideration of the rental and of the covenants and agreements hereinafter set forth to be kept and performed by the TENANT, LANDLORD hereby leases to TENANT and TENANT hereby leases from LANDLORD the Premises herein described for the term, at the rental and subject to and upon all of the terms, covenants and agreements hereinafter set forth.

SECTION 1. SUMMARY OF LEASE PROVISIONS

LANDLORD: California Department of Transportation

TENANT: **XXXX**

Premises: **XXXX** located in the City of **XXXX**, State of California, commonly known as FLA **X-X-X**, and more particularly described in Section 2.

Lease Term: **XXXX**, commencing **XXXX** and expiring on **XXXX**. (Section 3)

Monthly Rent: \$ **XXXX** (Section 4)

Security Deposit: \$ **XXXX** (Section 17)

Use: Only short-term parking as more particularly described in Section 5

Liability Insurance: **\$5M or \$20M** per occurrence CGL (Section 9)

Addresses for Notices:

To Landlord:
Department of Transportation
Right of Way Airspace Development MS 11
P.O. Box 23440, Oakland, CA 94623-0440

To Tenant: _____

Email: _____

Contact: _____

Phone: _____

References in this Section 1 to the other Sections are for convenience and designate other Sections where references to the particular item contained in the Summary of Lease Provisions appear. Each reference in this Lease to the Summary of Lease Provisions contained in this Section 1 shall be construed to incorporate all of the terms provided under the Summary of Lease Provisions. In the event of any conflict between the Summary of Lease Provisions and the balance of the Lease, the latter shall control.

SECTION 2. PREMISES

LANDLORD hereby leases to TENANT, and TENANT hereby leases from LANDLORD, for the term, at the rent, and upon the covenants and conditions hereinafter set forth, those certain premises known as Airspace Lease Area No. ~~XX-XXXXXX-XXXX-XX~~, situated in the City of ~~XXXX~~, County of ~~XXXX~~, said land or interest therein being shown on the map or plat marked "Exhibit A," attached hereto and by this reference made a part hereof.

EXCEPTING THEREFROM all those portions of the above-described property occupied by the supports and foundations of the existing structure.

ALSO EXCEPTING THEREFROM all that portion of said property above a horizontal plane 5 feet below the underside of the superstructure of any existing structure, which plane extends to a line 10 feet, measured horizontally, beyond the outermost protrusion of the superstructure of said existing structure.

This Lease is subject to (1) all easements, covenants, conditions, restrictions, reservations, rights of way, liens, encumbrances and other matters of record, (2) all matters discoverable by physical inspection of the Premises or that would be discovered by an accurate survey of the Premises and (3) all matters known to TENANT or of which TENANT has notice, constructive or otherwise including, without limitations, those shown on attached Exhibit "A".

SECTION 3. TERM

The term of this Lease shall be for ~~XXXX (XX)~~ years, commencing ~~XXX, XX~~, and expiring ~~XXX, XX~~.

SECTION 4. RENT

4.1 Minimum Monthly Rent

TENANT shall pay to LANDLORD as a minimum monthly rent, without deduction, setoff, prior notice, or demand, the sum of ~~\$XXXX~~, per month in advance on the first day of each month, commencing on the date the term commences and continuing during the term. Minimum monthly rent for the first month or portion of it shall be paid on the day the term commences. Minimum monthly rent for any partial month shall be prorated at the rate of 1/30th of the minimum monthly rent per day.

Checks should have a reference number of ~~XX-XXXXXX-XXXX-XX~~ denoted clearly on the payment.

All rent shall be paid to LANDLORD at the following address:

By Mail:

Department of Transportation
Attention: Cashier
P.O. Box 168019
Sacramento, CA 95816-8019

In Person:

Department of Transportation
1820 Alhambra Boulevard, 2nd Floor
Sacramento, CA.
(800) 404-7787

4.2 Adjustment to Rent

The minimum monthly rent provided for in Section 4.1 shall be subject to adjustment as of the commencement of the second year of the lease term and every year thereafter via a fixed minimum 4% increase (rounded to closest \$5). Table 4.2.1 below provides the TENANT's rent obligation for the term, plus the amount due as of the first month of any holdover period after the expiration of the term. Landlord

shall not be required to provide any further notice to Tenant regarding annual rent adjustments during the Lease term.

Table 4.2.1

<u>Lease Year</u>	<u>Period</u>	<u>Rent</u>
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		
Year 6		
Year 7		
Year 8		
Year 9		
Year 10		
Year 11		

4.3 Reevaluation of Minimum Monthly Rent

At the request of LANDLORD during the ~~XXXX~~, ~~XXXX~~, and ~~XXXX~~ years from the date of the commencement of the term, a fair market lease rate shall be determined in the manner set forth below and shall be established as the minimum monthly rent commencing on the following dates:

~~XXXX 1, XXXX~~
~~XXXX 1, XXXX~~
~~XXXX 1, XXXX~~

The minimum monthly rent established by this section shall be subject to the adjustment provided in Section 4.2. For the purpose of computing said adjustment, after the new minimum monthly rent has been established pursuant to this section, the Beginning Index shall be the Index published for the second month prior to the month in which new minimum monthly rent commences.

The term "fair market lease rate" means the highest lease rate estimated in terms of money which the leased premises, excluding improvements constructed by TENANT thereon, would bring if exposed for lease in the open market, with a reasonable time allowed to find a TENANT, leasing with full knowledge of the purpose and uses to which the leased premises is being put and the restrictions on use contained in Section 5.1 of this lease.

The parties intend to establish the fair market lease rate through negotiation. However, if LANDLORD and TENANT have not agreed upon the fair market lease rate for the leased premises at least one-hundred eighty (180) days before the date of the scheduled commencement of the new minimum monthly rent as set forth above, then each party shall appoint an appraiser, who is a member of the Appraisal Institute (M.A.I.) and who has appraised property put to commercial or industrial uses in Sacramento County, and notify the other party of such appointment. Each party shall use its best efforts to give the notice of appointment to the other party at least one-hundred fifty (150) days before the said commencement date.

LANDLORD shall set the time and place for a conference between the parties hereto and said two appraisers, which conference shall be held within thirty (30) days of the receipt of notice of appointment by both parties. At such conference, the parties shall agree upon the general instructions to be given to said appraisers. The appraisers shall be instructed that in determining the fair market lease

rate they shall consider the use to which the premises are being put and shall not consider the highest and best use for the premises without regard to the restrictions on use of the premises contained in the Lease. It is the intent of the LANDLORD and TENANT that the rent payable under this Lease not be less than the fair market rental value of the leased premises, and the purpose of this section is to assure the establishment of this rent and to prevent a bonus value from accruing to either party. The appraisers shall be instructed as to this intent. The general instructions shall not place any additional limitations upon the appraisal techniques to be employed by the appraisers in the evaluation of the rent.

Within forty-five (45) days after receiving said instructions, each of the appraisers shall deliver copies of a fully-documented signed written report containing an opinion of the fair market lease rate for the leased premises to LANDLORD and TENANT. When in receipt of both appraisals, LANDLORD shall set a time and place for a conference. Those to be in attendance at the conference shall include: (a) representatives of LANDLORD, (b) representatives of TENANT, and (c) the two appraisers. The parties shall endeavor to reach agreement on the adjusted rent.

If the parties cannot agree on the amount of the adjusted rent, the LANDLORD's and TENANT's appraisers shall select a third appraiser. Said third appraiser shall be allowed access to the two reports, shall prepare a third appraisal, and shall submit one copy of same to LANDLORD and TENANT within thirty (30) days of his selection as appraiser.

LANDLORD and TENANT shall each pay for their respective appraisals and, if a third appraisal is necessary, each shall pay one-half (1/2) of the fees and expenses for said third appraisal. The determination of the fair market lease rate for the leased premises by the third appraiser, as documented in his signed written report submitted to the parties, shall be binding on LANDLORD and TENANT. The signed report shall be received at least thirty (30) days before the date of the scheduled commencement of the new minimum monthly rent as set forth above or on such other date upon which the parties shall have agreed. It is the intent of LANDLORD and TENANT that the time limitations specified in this section are guidelines only and not mandatory. The failure to meet any of the time limitations set forth in this section shall not prevent a reevaluation from occurring so long as LANDLORD requests the reevaluation prior to the scheduled commencement date of the new minimum monthly rent.

If the fair market lease rate for the leased premises shall not have been determined prior to the date of the scheduled commencement of the new minimum monthly rent as set forth above, TENANT shall continue to pay the same rent as was being paid in the preceding period until a final determination has been made. Within thirty (30) days after such final determination is made, TENANT shall pay to LANDLORD the amount of difference between the rent actually paid during the period between the scheduled date of commencement of the new minimum monthly rent and the date the final determination is made and the amount of rent which should have been paid had the determination of the new minimum monthly rent been timely. Such payment shall include interest thereon at a rate one percent (1%) above the discount rate of the Federal Reserve Bank of San Francisco from the date of the scheduled commencement of the new minimum monthly rent until payment is made. For the purposes of this section, the applicable Federal Reserve Board discount rate shall be that which exists on the date of the scheduled commencement of the new minimum monthly rent. In no case shall the minimum monthly rent reevaluated pursuant to this section be less than the minimum monthly rent set forth in Section 4.1, as adjusted by Section 4.2, unless said minimum monthly rent has been reduced pursuant to Section 11.2.

4.4 Reevaluation on Change in Use

LANDLORD expressly reserves the right to establish a new minimum monthly rent in the manner provided in Section 4.3 as a condition to LANDLORD's approval of any use of the leased premises not specifically permitted by Section 5.1 and as a condition to any amendment to or changes in the uses permitted by that section. If such a reevaluation is made, the provisions of Section 4.3 shall

be followed except that in determining the fair market lease rate the appraisers shall also be instructed to consider the new uses to which the premises may be put as a result of LANDLORD's approval of those additional uses. If such a reevaluation is made, the time for all subsequent scheduled reevaluations under Section 4.3 shall be extended by the period elapsed between the most recent previous reevaluation and the reevaluation made under this section.

SECTION 5. USE

5.1 Specified Use

The Premises shall be used and occupied by TENANT only and exclusively for the purpose of **daily parking for no more than 24 hours limited to passenger vehicles as defined in Vehicle Code Section 465, with a maximum number of two axles, under a total weight of 11,000 lbs., are not for commercial use, and are not defined as a house car in the Vehicle Code**, and for no other purpose whatsoever without obtaining prior written consent of LANDLORD and the concurrence of the Federal Highway Administration. LANDLORD expressly reserves the right to establish a new minimum monthly rent in the manner provided in Sections 4.3 and 4.4 as a condition to LANDLORD's approval of any use of the leased premises not specifically permitted by this section.

5.2 Condition of Premises

TENANT hereby accepts the Premises in their condition existing as of the date of the execution hereof, subject to all applicable zoning, municipal, county, state and federal laws, ordinances and regulations governing and regulating the use of the Premises, and accepts this Lease subject thereto and to all matters disclosed thereby and by any exhibits attached hereto. TENANT acknowledges that neither LANDLORD nor any agent of LANDLORD has made any representation or warranty with respect to the condition of the Premises or the suitability thereof for the conduct of TENANT's business, nor has LANDLORD agreed to undertake any modification, alteration or improvement to the Premises except as provided in this Lease.

Except as may be otherwise expressly provided in this Lease, the taking of possession of the Premises by TENANT shall in itself constitute acknowledgement that the Premises are in good and tenantable condition, and TENANT agrees to accept the Premises in its presently existing condition "as is," and that the LANDLORD shall not be obligated to make any improvements or modifications thereto except to the extent that may otherwise be expressly provided in this Lease.

TENANT represents and acknowledges that it has made a sufficient investigation of the conditions of the Premises existing immediately prior to the execution of this Lease (including investigation of the surface, subsurface and groundwater for contamination and hazardous substances) and is satisfied that the Premises will safely support the type of improvements to be constructed and maintained by TENANT upon the Premises, that the Premises are otherwise fully fit physically and lawfully for the uses required and permitted by this Lease and that TENANT accepts all risks associated therewith.

TENANT acknowledges that (1) LANDLORD has informed TENANT prior to the commencement of the term of this Lease that the LANDLORD does not know nor has reasonable cause to believe that any release of hazardous substance has come to be located on or beneath the Premises; (2) prior to the commencement of the term of this Lease, the LANDLORD has made available to TENANT, for review and inspection, records in the possession or control of the LANDLORD which might reflect the potential existence of hazardous substances on or beneath the Premises; (3) LANDLORD has provided TENANT access to the Premises for a reasonable time and upon reasonable terms and conditions for purposes of providing to TENANT the opportunity to investigate, sample and analyze the soil and groundwater on the Premises for the presence of hazardous substances; (4) by

signing this Lease TENANT represents to LANDLORD that, except as otherwise may be stated on Exhibit "C" attached hereto and by this reference incorporated herein, TENANT does not know nor has reasonable cause to believe that any release of hazardous substance has come to be located on or beneath the Property and (5) with respect to any hazardous substance which TENANT knows or has reasonable cause to believe has come or will come to be located on or beneath the Premises, TENANT has listed the hazardous substance on attached Exhibit "D" and agrees promptly to commence and complete the removal of or other appropriate remedial action regarding the hazardous substance at no cost or expense to LANDLORD and in full compliance with all applicable laws, regulations, permits, approvals and authorizations. The phrase "hazardous substance," as used herein, has the same meaning as that phrase has under Section 25359.7 of the California Health and Safety Code.

TENANT agrees that, except as otherwise expressly provided in this Lease, TENANT is solely responsible without any cost or expense to the LANDLORD to take all actions necessary, off as well as on the premises to improve and continuously use the Premises as required by this Lease and in compliance with all applicable laws and regulations.

California Civil Code Section 1938 requires commercial landlords to disclose to tenants whether the property being leased has undergone inspection by a Certified Access Specialist ("CASp") to determine whether the property meets all applicable construction-related accessibility requirements. TENANT is hereby advised that the Premises have NOT been inspected by a CASp.

A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or TENANT from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or TENANT, if requested by the lessee or TENANT. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.

Any CASp inspection shall be conducted in compliance with reasonable rules in effect at the Premises with regard to such inspections and shall be subject to LANDLORD's prior written consent. TENANT shall be responsible for all costs associated with a CASp inspection. LANDLORD shall have no liability or responsibility to make any repairs or modifications to the Premises in order to comply with accessibility standards.

5.3 Definition of Flammable, Ignitable, and Explosive Materials

A flammable or ignitable material is any material that—in the form in which it is used and under the conditions anticipated—will ignite and burn or will add appreciable heat to an ambient fire. Also, any material that is labeled by the manufacturer as dangerous, flammable and/or explosive, or that comes with special handling instructions due to the material's dangerous, explosive, or flammable potential. This includes materials that can produce fumes or vapors.

5.4 Definition of Prohibited Storage

TENANT shall not, nor allow others either directly or indirectly, to keep, store, place, allow, retain, preserve, stow, or possess any item listed in this clause or that is deemed by LANDLORD or other duly authorized agent, to be a hazard or safety risk to either the State Highway System, including overhead structures, or the traveling and general public. Violation of this clause will be deemed a material breach of the Agreement and result in the issuance of a 24-hour Notice to Cure or a Notice to Terminate.

Prohibited items include but are not limited to; Oil, gasoline, propane or compressed gas cylinders, lumber, pallets, wood, wood chips, landscaping materials, non-operable vehicles, plastic piping/tubing, stacks of tires, paper/paper products, fabrics, batteries, chemicals/cleaning supplies in industrial quantity, and marijuana grows and dispensaries.

5.5 Compliance with Laws

TENANT shall not use or allow others to use the Premises or permit anything to be done in or about the Premises which will in any way conflict with any law, statute, zoning restriction, ordinance or governmental rule or regulation or requirements of duly constituted public authorities now in force or which may hereafter be in force.

TENANT shall not use, nor allow others to use the Premises or permit anything to be done in or about the Premises which will in any way conflict with any of the requirements of the State Fire Marshal or other similar body now or hereafter constituted, relating to, or affecting the condition, use or occupancy of the Site. The judgment of any court of competent jurisdiction or the admission of TENANT in any action against TENANT, whether LANDLORD be a party thereto or not, that TENANT has violated any law, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of that fact as between LANDLORD and TENANT.

TENANT shall not use nor allow others to use the Premises for any unlawful purpose, nor shall TENANT cause, maintain or permit any nuisance in, on or about the Site. TENANT shall not commit or suffer to be committed any waste in or upon the Site. In the event TENANT is found to be in violation of this section LANDLORD will issue a written notice to cure. Failure of TENANT to cure the violation so identified by LANDLORD shall be considered a material breach of the terms of this Lease and will be grounds to terminate the Lease. Once the lease is terminated due to a failure to comply with the notices to correct the condition identified, the TENANT forfeits the right to occupy the property and will be subject to an unlawful detainer action if they fail to vacate the premises upon termination of the lease.

5.6 Petroleum Products

TENANT shall not install facilities for, nor operate on the land above or below a highway or freeway, a gasoline or petroleum supply station, nor shall the transportation or storage of gasoline or petroleum products be permitted under the structures, except those products stored within an operable vehicle for exclusive use by that vehicle.

5.7 Definition of Hazardous Materials

As used in the provisions of this Agreement, "hazardous materials" include any "hazardous substance" as that term is defined in section 25316 of the California Health and Safety Code, statutes listed in Section 5.9, and any other material or substance listed or regulated by any local, state or federal Hazardous Materials Law or posing a hazard to health or the environment.

5.8 Explosives, Flammable and Ignitable Materials

LANDLORD is the sole entity authorized by law to operate and maintain the State Highway system, and its authority over the State Highway system is plenary. TENANT recognizes the special power of LANDLORD over the State Highway system and agrees to be bound by the LANDLORD'S determination of what activity presents a danger to the continued operation of the State Highway system adjacent to the licensed premises. TENANT acknowledges and agrees that the Premises shall not be used for the manufacture of flammable, ignitable or explosive materials, or for any storage of flammable, ignitable, explosive or other materials or other purposes deemed by LANDLORD to be a potential fire or other hazard to the transportation facility.

As between LANDLORD and TENANT, LANDLORD shall have sole discretion to determine what constitutes materials which present a fire or other hazard to the transportation facility and the determination of LANDLORD shall not be subject to review by any other entity. TENANT specifically waives any right to contest LANDLORD's determination in this area. TENANT specifically acknowledges and agrees that the operation and maintenance of the Premises shall be subject to continued review by LANDLORD and any duly authorized agent so as to protect against fire or other hazards impairing the use, safety and appearance of the transportation facility. TENANT specifically acknowledges and agrees that the occupancy and use of the Premises shall not cause hazardous, dangerous or unreasonably objectionable smoke, fumes, vapors or odors to rise above the surface of the traveled way of the transportation facility. TENANT shall make the Premises available for inspection upon reasonable notice for the purpose of LANDLORD's determination of hazardous or dangerous activity conducted upon the Premises. In the case of an emergency, TENANT understands and agrees that Landlord may require immediate access to the Premises. In such case TENANT will not interfere with or hamper Landlord's access. Upon discovery of a violation of this section, LANDLORD shall provide written notice of the violation to TENANT. The violation notice will include a time frame for curing the violation. If TENANT cannot cure the violation within the stated time frame, TENANT must provide a reason why in writing. Failure of TENANT to cure the violation, either voluntarily or involuntarily, by the set time frame will be deemed a material breach of this Lease and will be grounds to terminate the Lease.

In the case of an immediate safety violation the TENANT shall have twenty-four (24) hours to remedy the violation identified by LANDLORD. Failure of TENANT to remedy the hazard so identified by LANDLORD or provide a rational reason as to way the remedy cannot completed within twenty-four (24) hours shall be a material breach of the terms of this Lease and will be grounds to terminate the Lease.

5.9 Prohibitions on Hazardous Materials

Except as otherwise expressly permitted in this Agreement, TENANT shall not, nor allow others to keep, store, place, retain, preserve, stow, possess use, or create any hazardous materials on the Site. Motor fuel stored in an operable motor vehicle for the exclusive use in such vehicle is exempt. Failure of TENANT to cure the violation, either voluntarily or involuntarily, by the set time frame will be deemed a material breach of this Lease and will be grounds to terminate the Lease.

TENANT shall at all times and in all respects comply with all federal, state, and local laws, ordinances, and regulations, including, but not limited to, the Federal Water Pollution Control Act (33 U.S.C. section 1251, et seq.), Resource Conservation and Recovery Act (42 U.S.C. section 6901, et seq.), Safe Drinking Water Act (42 U.S.C. section 300f, et seq.), Toxic Substances Control Act (15 U.S.C. section 2601, et seq.), Clean Air Act (42 U.S.C. section 7401, et seq.) Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. section 9601, et seq.), Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code section 25249.5, et seq.), other applicable provisions of the California Health and Safety Code (section 25100, et seq., and section 39000, et seq.), California Water Code (section 13000, et seq.), and other comparable local, state, or federal laws, regulations, and ordinances relating to industrial hygiene, environmental protection or the use, analysis, generation, manufacture, storage, disposal, or transportation of any oil, flammable explosives, asbestos, urea formaldehyde, radioactive materials, or waste, or other hazardous, toxic, contaminated or polluting materials, substances or wastes, including, without limitation, any "hazardous substances" under any such laws, ordinances or regulations (collectively "Hazardous Materials Laws").

In no case shall TENANT cause or allow the deposit or disposal of any hazardous materials of any kind on the Site, in any manner prohibited by law. LANDLORD, or its agents or contractors, shall upon seventy-two hours' prior notice to TENANT and accompanied by an escort designated by

TENANT, have the right to go upon and inspect the Premises and the operations thereon to assure compliance with the requirements herein stated. In the event of emergency, where LANDLORD cannot reasonably comply with the foregoing notice requirement, LANDLORD shall have the right to access the Premises and LANDLORD shall, within forty-eight (48) hours following actual notice of emergency access, inform TENANT of (i) the date and time of emergency access and (ii) the nature of the event requiring emergency access. This inspection may include taking samples of substances and materials present for testing, and/or the testing of surface soils and sub-surface soils.

TENANT shall be responsible for and bear the entire cost of removal and disposal of any and all hazardous materials introduced to the Premises during TENANT's period of use of the Site, regardless of whether such hazardous material is introduced by TENANT or by any other person acting under TENANT. TENANT shall also be responsible for any clean-up and decontamination on or off the Premises necessitated by the introduction of such hazardous materials within the Premises or any surface below the Site. TENANT shall not be responsible for or bear the cost of removal or disposal of hazardous materials introduced to the Premises by any party other than TENANT during any period prior to commencement of TENANT's period of use of the Site. TENANT shall further defend, indemnify, and hold harmless LANDLORD, and LANDLORD's directors, officers, and employees, from any and all responsibilities, liabilities, penalties, and claims for damages resulting from the presence or use of hazardous materials within the Premises arising from TENANT's use of the Site, as required under Section 9.

5.10 Signs

In total, no more than two (2) advertising signs, of a size not greater than thirty (30) square feet of surface area, may be erected on the Premises. The wording on these signs shall be limited to TENANT's name or trade name. The location of all these signs shall be subject to LANDLORD's prior approval. None of these signs shall be attached to or painted on any bridge structure or building without the express written consent of LANDLORD. All of these signs shall also comply with all applicable requirements of local governmental entities, including governmental approval and payment of any fees. Further signs may be required by Encroachment Permits related to parallel parking requirements on the highway.

Except as set forth in the previous paragraph of this Section, TENANT shall not construct, erect, maintain or permit any sign, banner or flag upon the premises without the prior written approval of LANDLORD. TENANT shall not place, construct or maintain upon the premises any advertising media that include moving or rotating parts, searchlights, flashing lights, loudspeakers, phonographs or other similar visual or audio media. The term "sign" means any card, cloth, paper, metal, painted or wooden sign of any character placed for any purpose on or to the ground or any tree, wall, bush, rock, fence, building, structure, trailer or thing. LANDLORD may remove any unapproved sign, banner or flag existing on the premises, and TENANT shall be liable to and shall reimburse LANDLORD for the cost of such removal plus interest as provided in Section 18.11 from the date of completion of such removal.

5.11 Landlord's Rules and Regulations

TENANT shall faithfully observe and comply with the rules and regulations that LANDLORD shall from time to time promulgate for the protection of the transportation facility and the safety of the traveling public. LANDLORD reserves the right from time to time to make reasonable modifications to said rules and regulations. The additions and modifications to those rules and regulations shall be binding upon TENANT upon delivery of a copy of them to TENANT.

5.12 Wrecked Vehicles

TENANT shall not park or store wrecked or inoperable vehicles of any kind on the leased premises.

5.13 Vending

No vending of any kind or character shall be conducted, permitted or allowed upon the Premises.

5.14 Water Pollution Control

TENANT shall comply with all applicable State and Federal water pollution control requirements regarding stormwater and non-stormwater discharges from the TENANT's leasehold area and will be responsible for all applicable permits including but not limited to the National Pollutant Discharge Elimination System (NPDES) General Permit and Waste Discharge Requirements for Discharges of Stormwater Associated with Industrial Activities (Excluding Construction), the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, and the Caltrans Municipal Separate Storm Sewer System NPDES Permit, and permits and ordinances issued to and promulgated by municipalities, counties, drainage districts, and other local agencies regarding discharges of stormwater and non-stormwater to sewer systems, storm drain systems, or any watercourses under the jurisdiction of the above agencies. Copies of the current stormwater related NPDES permits are available on the State Water Resources Control Board's website at www.swrcb.ca.gov under Stormwater.

TENANT understands the discharge of non-stormwater into the storm sewer system is prohibited unless specifically authorized by one of the permits or ordinances listed above. In order to prevent the discharge of non-stormwater into the storm sewer system, vehicle or equipment washing, fueling, maintenance and repair on the premises is prohibited.

In order to prevent the discharge of pollutants to stormwater resulting from contact with hazardous material, the storage or stockpile of hazardous material on premises is strictly prohibited. TENANT shall implement and maintain the Best Management Practices (BMPs) shown in the attached "Exhibit E" Stormwater Pollution Prevention Fact Sheet(s) for: _____.[*Insert title of applicable Fact Sheet(s) from RW Property Management and Airspace Stormwater Guidance Manual - e.g. parking lot, retail, nursery, storage, etc. Applicable fact sheet(s) should be attached to lease.*] TENANT shall identify any other potential sources of stormwater and non-stormwater pollution resulting from TENANT's activities on the premises, which are not addressed by the BMPs, contained in the attached Fact Sheet(s), and shall implement additional BMPs to prevent pollution from those sources. Additional BMPs may be obtained from 2 other manuals, (1) Right of Way Property Management and Airspace Stormwater Guidance Manual (RW Stormwater Manual) available for review at the LANDLORD's District Right of Way office or online at www.dot.ca.gov/hq/row/rwstormwater and (2) Construction Site Best Management Practices (BMPs) Manual, which is available online at www.dot.ca.gov/hq/construc/stormwater/manuals.htm. In the event of conflict between the attached Fact Sheet(s), the manuals and this Lease, this Lease shall control.

TENANT shall provide LANDLORD with the Standard Industrial Classification (SIC) code applicable to TENANT's facilities and activities on the lease premises. A list of SIC codes regulated under the General Industrial Permit SIC codes may be found at the State Water Resources Control Board (SWRCB) website at http://www.waterboards.ca.gov/water_issues/programs/stormwater/gen_indus.shtml. Other SIC codes may be found at www.osha.gov/pls/imis/sicsearch.html.

LANDLORD, or its agents or contractors, shall at all times have the right to enter and inspect the premises and the operations thereon to assure compliance with the applicable permits, and

ordinances listed above. Inspection may include taking samples of substances and materials present for testing premises.

SECTION 6. IMPROVEMENTS

No improvements of any kind shall be placed in, on, or, upon the Premises, and no alterations shall be made in, on, or, upon the Premises without the prior written consent of LANDLORD through an encroachment permit. **Existing Improvements include: XXX, YYY.**

SECTION 7. OWNERSHIP OF IMPROVEMENTS AND PERSONAL PROPERTY

7.1 Ownership of Improvements During Term

All improvements constructed and placed on the Premises pursuant to Section 6 shall, at the expiration or termination of this Lease, vest in LANDLORD. TENANT shall not remove any of these improvements from the Premises nor waste, destroy or modify them in any way. TENANT shall deliver these improvements to LANDLORD in good condition and repair, reasonable wear and tear excepted, without compensation to TENANT, any third party, free and clear of all claims to or against them by TENANT, any third party, and TENANT shall defend and hold LANDLORD harmless from all liability arising from such claims or from the exercise by LANDLORD of its rights under this section. LANDLORD and TENANT covenant for themselves and all persons claiming under or through them that the improvements are real property.

7.2 Removal of Personal Property and Ownership at Termination

Any signs or other appurtenances placed on the Premises by TENANT under this Lease are the personal property of TENANT. At the expiration or earlier termination of this Lease, TENANT shall remove all personal property placed on the Premises and shall restore the Premises to its previous condition, except surfacing, wheel rails, and column guards, at TENANT's sole expense. Any personal property not removed by TENANT after thirty (30) days from LANDLORD's sending written notice to TENANT may be removed by LANDLORD. TENANT shall be liable to LANDLORD for all costs incurred by LANDLORD in effecting the removal of personal property and restoring the Premises. LANDLORD may, in its sole discretion, declare all personal property not removed by TENANT to be abandoned by TENANT and this property shall, without compensation to TENANT, become LANDLORD's property, free and clear of all claims to or against it by TENANT or any other person.

SECTION 8. MAINTENANCE AND REPAIRS

8.1 Tenant's Obligations

TENANT, at its own cost and expense, shall maintain the Premises, and keep it free of all grass, weeds, debris, and flammable materials of every description. TENANT shall ensure that the Premises is at all times in an orderly, clean, safe, and sanitary condition. LANDLORD requires a high standard of cleanliness, consistent with location of the Premises as an adjunct of the California State Highway System.

LANDLORD and TENANT recognize that because of the length of the term of this Lease it may be necessary for TENANT to perform certain substantial maintenance, repair, rehabilitation or reconstruction (hereinafter collectively referred to as "repair" or "repairs") of the improvements in order to ensure that the premises are kept in first-class order, repair and condition.

TENANT hereby expressly waives the right to make repairs at the expense of LANDLORD and the benefit of the provisions of Sections 1941 and 1942 of the California Civil Code or any successor thereto.

TENANT shall take all steps necessary to protect effectively the fences, guardrails, and the piers and columns, if any, of the structure from damage incident to TENANT's use of said premises and improvements, all without expense to LANDLORD. TENANT shall, at its own cost and expense, repair in accordance with LANDLORD's standards any damage to any property owned by LANDLORD, including, but not limited to, all fences, guardrails, piers and columns, caused by TENANT, invitees or other third parties. At TENANT's request, LANDLORD will repair the damage to its property and TENANT agrees to reimburse LANDLORD promptly after demand for the amount LANDLORD has reasonably expended to complete the repair work.

TENANT shall designate in writing to LANDLORD a representative who shall be responsible for the day-to-day operation and level of maintenance, cleanliness and general order.

8.2 Landlord's Rights

In the event TENANT fails to perform TENANT's obligations under this Section, LANDLORD shall give TENANT notice to do such acts as are reasonably required to so maintain the premises. If within thirty (30) days after LANDLORD sends written notice to repair, TENANT fails to do the work and diligently proceed in good faith to prosecute it to completion, LANDLORD shall have the right, but not the obligation, to do such acts and expend such funds at the expense of TENANT as are reasonably required to perform such work. Any amount so expended by LANDLORD shall be paid by TENANT promptly after demand plus interest as provided in Section 18.11 from the date of completion of such work to date of payment. LANDLORD shall have no liability to TENANT for any damage, inconvenience or interference with the use of the premises by TENANT as a result of performing any such work.

SECTION 9. INSURANCE

9.1 Indemnification

Neither LANDLORD nor any of LANDLORD's officers or employees is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by TENANT under or in connection with any work, authority, or jurisdiction conferred upon TENANT or arising under this Lease.

It is understood and agreed TENANT will fully defend, indemnify, and save harmless LANDLORD and all of its officers and employees from all claims, suits, or actions of every kind brought forth under any theory of liability occurring by reason of anything done or omitted to be done by TENANT under this Lease. TENANT's obligations to defend, indemnify, and save harmless LANDLORD extends to any and all claims, suits, or actions of every kind brought forth under any theory of liability occurring due to the use of the premises and TENANT's operations under this Lease, any accompanying agreement with LANDLORD, and any encroachment permit issued by LANDLORD.

TENANT shall include in any contract it enters with any third party to conduct work in association with this Lease, including any contractors who design, construct, or maintain equipment, structures, fixtures or other property, a requirement the contractor will fully defend, indemnify and save harmless LANDLORD and its officers and employees from any and all claims, suits or actions of every kind brought forth under any theory of liability occurring due to the work conducted in association with this Lease. If TENANT has any additional insured endorsements executed by any third parties conducting work in association with this Lease naming LANDLORD to comply with this provision, TENANT shall provide copies of the additional insured endorsements and a Certificate of Insurance to LANDLORD within thirty (30) days of executing this lease.

If the Lease is terminated for any reason, TENANT also agrees to indemnify, defend, and save harmless LANDLORD from any third-party claims for damages arising out of the termination of the

Lease due to LANDLORD's failure to comply with the requirements of the Lease. Such third-party claims include any claims from any contractors retained by TENANT or its successors.

Furthermore, TENANT agrees it controls the premises. As such, TENANT agrees to defend, indemnify and hold harmless LANDLORD, its officers, agents, and employees for any and all claims arising out of any allegedly dangerous condition of public property based upon the condition of the premises.

TENANT agrees to defend, indemnify and save harmless LANDLORD, its officers, employees, and agents from any and all claims, suits or actions of every kind brought forth under any theory of liability with respect to the premises or the activities of TENANT or its officers, employees, and agents at the premises, excluding those arising by reason of the sole or active negligence of LANDLORD, its officers, employees, and agents.

TENANT's obligations to defend and indemnify LANDLORD is not excused because of TENANT's inability to evaluate liability or because TENANT evaluates liability and determines TENANT is not liable. TENANT must respond within 30 days to the tender of any defense and indemnity by LANDLORD, unless this time has been extended by LANDLORD.

9.2 Liability Insurance

Nothing in this Lease is intended to establish a standard of care owed to any member of the public or to extend to the public the status of a third-party beneficiary for any of these insurance specifications.

A. Workers' Compensation and Employer's Liability Insurance

TENANT shall provide workers' compensation and employer's liability insurance as required under the Labor Code and provide LANDLORD the following certification before performing any work (Labor Code § 1861) in connection with this Lease: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

TENANT shall provide Employer's Liability Insurance in amounts not less than:

1. \$1,000,000 for each accident for bodily injury by accident
2. \$1,000,000 policy limit for bodily injury by disease
3. \$1,000,000 for each employee for bodily injury by disease

B. Commercial General Liability Insurance

TENANT shall procure Commercial General Liability Insurance with **\$(5 or 20)** million per occurrence and aggregate limits covering all operations by or on behalf of TENANT, providing insurance for bodily injury liability and property damage liability, and including coverage for:

1. Premises, operations and mobile equipment
2. Products and completed operations
3. Broad form property damage (including completed operations)
4. Explosion, collapse, and underground hazards
5. Personal injury
6. Contractual liability

TENANT shall provide proof of the Commercial General insurance policy with all endorsements, riders, and amendments to LANDLORD on or before the commencement of this Lease by a Certificate of Additional Insured.

The Commercial General Liability insurance procured by TENANT shall also comply with the following:

1. Shall extend to all of TENANT's operations and remain in full force and effect during the term of this Lease.
2. Must be with an insurance company with a rating from A.M. Best Financial Strength Rating of A- or better and a Financial Size Category of VII or better.
3. Shall be on Commercial General Liability policy form no. CG0001 as published by the Insurance Services Office (ISO) or under a policy form at least as broad as policy form no. CG0001.
4. Shall contain completed operations coverage with a carrier acceptable to LANDLORD through the expiration of the latent and patent deficiency in construction statutes of repose set forth in Code of Civil Procedure section 337.15.
5. Shall name LANDLORD, including its officers, directors, agents (excluding agents who are design professionals), and employees, as additional insureds under the General Liability Policy with respect to liability arising out of or connected with work or operations performed in connection with this Lease. Coverage for such additional insureds does not extend to liability to the extent prohibited by Insurance Code section 11580.04.
6. Shall provide additional insured coverage by a policy provision or by an endorsement providing coverage at least as broad as Additional Insured (Form B) endorsement form CG 2010, as published by the Insurance Services Office (ISO), or other form designated by LANDLORD.
7. Shall state the insurance afforded the additional insureds applies as primary insurance. Any other insurance or self-insurance maintained by LANDLORD is excess only and must not be called upon to contribute with this insurance.

TENANT shall carry automobile liability insurance, including coverage for all owned, hired, and non-owned automobiles. The primary limits of liability must be not less than \$1,000,000 combined single limit for each accident for bodily injury and property damage.

LANDLORD allows reasonable deductible clauses not overly broad, exceeding \$250,000, or harmful to LANDLORD. TENANT agrees by executing this Lease it shall defend, indemnify, and hold harmless LANDLORD until such deductible is paid or applied to any claim arising out of this Lease, regardless of TENANT's evaluation of liability, as discussed in Section 9.1.

LANDLORD may assure TENANT's compliance with TENANT's insurance obligations. Ten days before an insurance policy lapses or is canceled during the term of this Lease, TENANT must submit evidence of renewal or replacement of the policy. TENANT is not relieved of its duties and responsibilities to indemnify, defend, and hold harmless LANDLORD, its officers, agents, and employees by LANDLORD's acceptance of insurance policies and certificates. The minimum insurance coverage amounts do not relieve TENANT from liability in excess of such coverage.

C. Self-Insurance

LANDLORD acknowledges that TENANT may be self-insured. Reasonable self-insurance programs and self-insured retentions in insurance policies are permitted by LANDLORD. If TENANT uses a self-insurance program or self-insured retention, TENANT must provide LANDLORD with the same protection from liability and defense of suits as would be afforded by first-dollar insurance. Further, execution of this Agreement is TENANT's acknowledgment TENANT will be bound by all laws as if TENANT were an insurer as defined under Insurance Code Section 23 and TENANT's self-insurance program or self-insured retention shall operate as insurance as defined under Insurance Code Section 22. TENANT shall notify LANDLORD in writing not less than thirty (30) days prior to the effective date of the termination of its self-insurance coverage and shall obtain the insurance coverage required by this section effective on that termination date.

9.3 Landlord's Right to Review Insurance Coverage

LANDLORD shall retain the right at any time to review the coverage, form, and amount of the insurance required hereby. If, in the opinion of LANDLORD, the insurance provisions in this lease do not provide adequate protection for LANDLORD and for members of the public using the leased premises, LANDLORD may require TENANT to obtain insurance sufficient in coverage, form, and amount to provide adequate protection. LANDLORD's requirements shall be reasonable but shall be designed to assure protection from and against the kind and extent of the risks which exist at the time a change in insurance is required. LANDLORD shall notify TENANT in writing of changes in the insurance requirements; and if TENANT does not deposit copies of acceptable insurance policies with LANDLORD incorporating such changes within sixty (60) days of receipt of such notice, TENANT's failure to do so shall, at LANDLORD's option, be considered a default under the terms of this lease.

9.4 Failure to Procure and Maintain Insurance

If TENANT fails to procure or maintain the insurance required by this Section in full force and effect, this Lease may be terminated immediately by LANDLORD. In addition, if TENANT fails to procure or maintain the insurance required by this Section, TENANT shall cease and desist from operating any business on the premises and the improvements erected thereon and shall prevent members of the public from gaining access to the premises during any period in which such insurance policies are not in full force and effect.

9.5 Waiver of Subrogation

TENANT hereby waives any and all rights of recovery against LANDLORD, or against the officers, employees, agents and representatives of LANDLORD, for loss of or damage to TENANT or its property or the property of others under its control to the extent that such loss or damage is insured against under any insurance policy in force at the time of such loss or damages. TENANT shall give notice to its insurance carrier or carriers that the foregoing waiver of subrogation is contained in the Lease.

SECTION 10. PAYMENT OF TAXES

TENANT agrees to pay and discharge, or cause to be paid and discharged when due, before the same become delinquent, all taxes, assessments, impositions, levies and charges of every kind, nature and description, whether general or special, ordinary or extraordinary, which may at any time or from time to time during the term of this Lease, by or according to any law or governmental, legal, political, or other authority whatsoever, directly or indirectly, be taxed, levied, charged, assessed or imposed upon or against, or which shall be or may be or become a lien upon said premises or any buildings, improvements or structures at any time located thereon, or any estate, right, title or interest of TENANT in and to said premises, buildings, improvements or structures. TENANT shall pay when due, before delinquency, personal property taxes on fixtures, equipment and facilities owned by TENANT, whether or not the same have become so fixed to the land as to comprise a part of the real estate.

TENANT understands that any possessory interest of TENANT created in the leased premises by this Lease may be subject to property taxation and that TENANT may be liable for payment of any such tax levied on such interest. Any obligation of TENANT under this Section, including possessory interest tax that the city or county may impose upon TENANT's interest herein, shall not reduce any rent due LANDLORD hereunder and any such obligation shall become the liability of and be paid by TENANT. In the event TENANT defaults in the payment of any of the obligations set forth in this Section, this Lease may be terminated immediately by LANDLORD and be of no further force or effect.

SECTION 11. RIGHT OF ENTRY

11.1 Inspection, Maintenance, Construction and Operation of Freeway Structures

LANDLORD, through its agents or representatives, and other city, county, state and federal agencies, through their agents or representatives, shall have full right and authority to enter in and upon the premises and any building or improvements situated thereon at any and all reasonable times during the term of this Lease for the purpose of inspecting the same without interference or hindrance by TENANT, its agents or representatives.

LANDLORD further reserves the right of entry for the purpose of inspecting the premises, or the doing of any and all acts necessary or proper on said premises in connection with the protection, maintenance, reconstruction, and operation of the freeway structures and its appurtenances; provided, further, that LANDLORD reserves the further right, at its discretion, to immediate possession of the same in case of any national or other emergency, or for the purpose of preventing sabotage, and for the protection of said freeway structures, in which event the term of this Lease shall be extended for a period equal to the emergency occupancy by LANDLORD, and during said period TENANT shall be relieved, to the degree of interference, from the performance of conditions or covenants specified herein. LANDLORD further reserves the right of entry by any authorized officer, engineer, employee, contractor or agent of the LANDLORD for the purpose of performing any maintenance activities upon the property which TENANT has failed to perform.

11.2 Landlord Use of the Premises

TENANT understands and agrees that LANDLORD may be required to perform retrofit work on all or a part of the freeway structures which are situated on and above the premises. LANDLORD shall have the right to impose such restrictions on TENANT's right to enter, occupy, and use the premises and to construct improvements thereon as LANDLORD deems are necessary to enable it to complete construction of all freeway structural retrofit work without interference from TENANT.

In the event LANDLORD determines that it needs to obtain possession of all or a portion of the premises, or needs to place restrictions on TENANT's use of the premises, LANDLORD shall, at least thirty (30) days prior to the effective date of the commencement of such possession or restrictions notify TENANT in writing describing the extent of the possession or restrictions and the effective date of their commencement. Upon the effective date of said notice, TENANT shall peaceably surrender possession of the premises and comply with the restrictions as stated therein.

In that event, TENANT will have no claim upon LANDLORD and waives any and all claims for compensation, damages or relocation assistance.

The minimum monthly rent stated in Section 4.1, as adjusted and reevaluated in accordance with Sections 4.2 through 4.4, shall be reduced by an amount equal to the proportion which the area of the portion of the premises which TENANT is restricted from using or which has been surrendered to LANDLORD bears to the total area of the leased premises. This reduction in rent shall be TENANT's sole remedy against LANDLORD for TENANT's inability to possess or use the entire area of the premises, and TENANT expressly agrees to hold LANDLORD harmless from any and all liability for, and expressly waives any right it may have to recover against LANDLORD, damages to the premises, any improvements constructed on the premises, and waives its right to use or possess any portion of the premises or improvements thereon, and damages to any other property, project or operation caused by LANDLORD's possession, imposition of restrictions or TENANT's inability to use or possess all or any portion of the premises. In addition, TENANT expressly recognizes that it is not entitled to receive benefits under the federal or state Uniform Relocation Assistance Acts (United States Code, title 42, Section 4601, et seq.; California Government Code, Section 7260, et seq.) as a result of LANDLORD's use or possession of any portion of the premises.

TENANT shall conduct its operations on the premises in such a manner so as not to interfere with LANDLORD's or its contractor's performance of any structural retrofit work done on or above the premises. TENANT acknowledges that the performance of the structural retrofit work may cause damage to paving or other improvements constructed by TENANT on the premises. TENANT expressly agrees to hold LANDLORD harmless from all such damage to its improvements, except that at the conclusion of the retrofit work, LANDLORD shall restore the premises to their preexisting condition at no cost to TENANT.

SECTION 12. TERMINATION OF LEASE

12.1 Termination by Mutual Consent

Notwithstanding any provision herein to the contrary, this Lease may be terminated, and the provisions of this Lease may be altered, changed or amended by mutual consent of LANDLORD and TENANT.

12.2 Termination by One Party

Notwithstanding any provision herein to the contrary, this Lease may be terminated at any time by TENANT upon providing LANDLORD with ninety (90) days prior notice in writing, or by LANDLORD upon providing TENANT with ninety (90) days prior notice in writing. Notices of termination under this section shall be delivered in accordance with the provisions of Section 18.13 to the addresses set forth in Section 1. If TENANT exercises its right to terminate the Lease under this Section, it immediately forfeits any right to bid at the next lease auction for the Premises. In addition, if at the time TENANT terminates this Lease, the entire cost of TENANT's improvements has not been amortized over the remaining term, those improvements shall become the property of LANDLORD, and LANDLORD shall not refund or otherwise reimburse TENANT for the remaining unamortized cost of the improvements.

SECTION 13. UTILITIES

TENANT shall pay when due, and shall hold LANDLORD harmless from any liability for, all charges for water, gas, heat, light, power, telephone, sewage, air conditioning and ventilating, scavenger, janitorial and landscaping services and all other materials and utilities supplied to the premises. LANDLORD shall not be liable in damages or otherwise for any failure or interruption of any utility service furnished to the premises, and no such failure or interruption shall entitle TENANT to terminate this Lease.

SECTION 14. DEFAULT

14.1 Default

The occurrence of any of the following shall constitute a material breach and default of this Lease by TENANT.

- A. Any failure by TENANT to pay rent or any other monetary sums required to be paid hereunder, where such failure continues for ten (10) days after written notice thereof has been given by LANDLORD to TENANT.

- B. The abandonment or vacation of the premises by TENANT. Failure to occupy and operate the premises for thirty (30) consecutive days following the mailing of written notice from LANDLORD to TENANT calling attention to the abandonment shall be deemed an abandonment or vacation.
- C. A failure by TENANT to observe and perform any other provision of this Lease to be observed or performed by TENANT, where such failure continues for thirty (30) days after written notice thereof by LANDLORD to TENANT; provided, however, that if the nature of such default is such that it cannot be reasonably cured within such thirty (30) day period, TENANT shall not be deemed to be in default if TENANT shall within such period commence such cure and thereafter diligently prosecute the same to completion.
- D. The making by TENANT of any general assignment or general arrangement for the benefit of creditors; the filing by or against TENANT of a petition to have TENANT adjudged bankrupt or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against TENANT the same is dismissed within sixty (60) days; the appointment of a trustee or receiver to take possession of substantially all of TENANT's assets, where possession is not restored to TENANT within forty-five (45) days; or the attachment, execution or other judicial seizure of substantially all of TENANT's assets, where such seizure is not discharged within thirty (30) days.

14.2 Landlord's Remedies

In the event of any material default or breach by TENANT, LANDLORD may at any time thereafter, without limiting LANDLORD in the exercise of any right of remedy at law or in equity which LANDLORD may have by reason of such default or breach, terminate TENANT's right to possession by any lawful means, in which case this Lease shall immediately terminate and TENANT shall immediately surrender possession of the Premises to LANDLORD. In such event LANDLORD shall be entitled to recover from TENANT all damages incurred by LANDLORD by reason of TENANT's default including, but not limited to, the following:

1. the worth at the time of award of any unpaid rent which had been earned at the time of such termination; plus
2. the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that is proved could have been reasonably avoided; plus
3. the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that is proved could be reasonably avoided; plus
4. any other amount necessary to compensate LANDLORD for all the detriment proximately caused by TENANT's failure to perform its obligations under this Lease or which in the ordinary course of events would be likely to result therefrom; plus
5. at LANDLORD's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable State law. Upon any such re-entry LANDLORD shall have the right to make any reasonable repairs, alterations or modifications to the premises, which LANDLORD in its sole discretion deems reasonable and necessary. As used in subparagraphs (1) and (2), above, the "worth at the time of award" is computed by including interest on the principal sum at a rate one percent (1%) above the discount rate of the Federal Reserve Bank of San Francisco from the date of default. As used in subparagraph (3), above, the "worth at the time of award" is computed by discounting such amount at a rate one percent (1%) above the discount rate of the Federal Reserve Bank of San Francisco at the time of award. The term "rent" as used in this Section shall be deemed to be and to mean rent to be paid pursuant to

Section 4 and all other monetary sums required to be paid by TENANT pursuant to the terms of this Lease.

14.3 Late Charges

TENANT hereby acknowledges that late payment by TENANT to LANDLORD of rent and other sums due hereunder will cause LANDLORD to incur costs not contemplated by this Lease, 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 any installment of rent or any other sum due from TENANT shall not be received by LANDLORD or LANDLORD's designee within ten (10) days after such amount shall be due, a late charge equal to one and one-half percent (1.5%) of the payment due and unpaid plus \$100.00 shall be added to the payment, and the total sum shall become immediately due and payable to LANDLORD. An additional charge of one and one-half percent (1.5%) of such payment, excluding late charges, shall be added for each additional month that such payment remains unpaid. LANDLORD shall apply any monies received from TENANT first to any accrued delinquency charges and then to any other payments due under the Lease. The parties hereby agree that such late charges represent a fair and reasonable estimate of the costs LANDLORD will incur by reason of late payment by TENANT. Acceptance of such late charges by LANDLORD shall in no event constitute a waiver of TENANT's default with respect to such overdue amount, nor prevent LANDLORD from exercising any of the other rights and remedies granted hereunder.

For a government agency, replace this section with:

This section intentionally deleted per Right of Way Manual 11.08.07.00.

14.4 Landlord's Right to Cure Tenant's Default

At any time after TENANT is in default or material breach of this Lease, LANDLORD may cure such default or breach at TENANT's cost. If LANDLORD at any time, by reason of such default or breach, pays any sum or does any act that requires the payment of any sum, the sum paid by LANDLORD shall be due immediately from TENANT to LANDLORD at the time the sum is paid, and if paid at a later date shall bear interest as provided in Section 18.11 from the date the sum is paid by LANDLORD until LANDLORD is reimbursed by TENANT. The sum, together with interest on it, shall be additional rent.

SECTION 15. ASSIGNMENTS, SUBLEASES AND ENCUMBRANCES

15.1 Voluntary Assignments, Subleases and Encumbrances

The TENANT shall not assign, sublease, or encumber this property in any manner whatsoever, nor shall this lease be recorded.

15.2 Change in Tenant's Vesting

Any change in the legal status of TENANT shall be deemed an assignment in violation of the lease unless approved in advance in writing by LANDLORD.

15.3 Encumbrances

TENANT shall not encumber the Premises in any manner whatsoever.

SECTION 16. NONDISCRIMINATION

TENANT, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

1. no person, on the ground of race, color, or national origin shall be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in the use of said facilities,
2. in connection with the construction of any improvements on said land and the furnishing of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors, and by first-tier subcontractors in the selection and retention of second-tier subcontractors,
3. such discrimination shall not be practiced against the public in its access to and use of the facilities and services provided for public accommodations (eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on, over, or under the premises, and
4. TENANT shall use the land in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Part 21 (49 C.F.R., Part 21) and as said regulations may be amended. In the event of breach of any of the above nondiscrimination covenants, the LANDLORD shall have the right to terminate this Lease, and to re-enter and repossess said land and the facilities thereon, and hold the same as if said Lease had never been made or issued.

SECTION 17. SECURITY DEPOSIT

Concurrently with TENANT's execution of this Lease, TENANT shall deposit with LANDLORD the sum of \$ ~~[one month minimum monthly rent]~~ as a Security Deposit. Said sum shall be held by LANDLORD as a Security Deposit for the faithful performance by TENANT of all of the terms, covenants and conditions of this Lease to be kept and performed by TENANT during the term hereof. If TENANT defaults with respect to any provision of this Lease, including but not limited to the provisions relating to the payment of rent and any of the monetary sums due herewith, LANDLORD may use, apply or retain all or any part of this Security Deposit for the payment of any other amount which LANDLORD may spend by reason of TENANT's default or use it to compensate LANDLORD for any other loss or damage which LANDLORD may suffer by reason of TENANT's default. If any portion of said Deposit is so used or applied, TENANT shall within ten (10) days after written demand therefor, deposit cash with LANDLORD in an amount sufficient to restore the Security Deposit to its original amount; TENANT's failure to do so shall be a material breach of this Lease. LANDLORD shall not be required to keep this Security Deposit separate from its general funds, and TENANT shall not be entitled to interest on such deposit. If TENANT shall fully and faithfully perform every provision of this Lease to be performed by it, the Security Deposit or any balance thereof shall be returned to TENANT at the expiration of the Lease term and after TENANT has vacated the premises.

Within ten (10) days following any increase in the minimum monthly rent by adjustment or reevaluation under Section 4, TENANT shall deposit with LANDLORD a sum sufficient to increase the Security Deposit to an amount equal to three (3) times the amount of the adjusted or reevaluated minimum monthly rent.

For a government agency, replace this section with:

This section intentionally deleted per Right of Way Manual 15.05.05.02.

SECTION 18. ADDITIONAL PROVISIONS

18.1 Quiet Enjoyment

LANDLORD covenants and agrees with TENANT that upon TENANT paying rent and other monetary sums due under the Lease and performing its covenants and conditions, TENANT shall and may peaceably and quietly have, hold and enjoy the premises for the term, subject however, to the terms of the Lease and of any of the mortgages or deeds of trust described above.

18.2 Captions, Attachments, Defined Terms

The captions of the Sections of this Lease are for convenience only and shall not be deemed to be relevant in resolving any question of interpretation or construction of any section of this Lease. Exhibits attached hereto, and addendums and schedules initiated by the parties, are deemed by attachment to constitute part of this Lease and are incorporated herein. The words "LANDLORD" and "TENANT," as used herein, shall include the plural as well as the singular. Words used in neuter gender include the masculine and feminine and words in the masculine or feminine gender include the neuter. If there be more than one LANDLORD or TENANT, the obligations hereunder imposed upon LANDLORD or TENANT shall be joint and several. If the TENANTS are husband and wife, the obligations shall extend individually to their sole and separate property as well as to their community property.

18.3 Entire Agreement

This instrument along with any exhibits and attachments hereto constitutes the entire agreement between LANDLORD and TENANT relative to the premises and this agreement and the exhibits and attachments may be altered, amended or revoked only by an instrument in writing signed by both LANDLORD and TENANT. LANDLORD and TENANT agree hereby that all prior or contemporaneous oral agreements between and among themselves and their agents and representatives relative to the leasing of the premises are merged in or revoked by this agreement.

18.4 Severability

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

18.5 Costs of Suit

If TENANT or LANDLORD shall bring any action for any relief against the other, declaratory or otherwise, arising out of this Lease, including any suit by LANDLORD for the recovery of rent or possession of the premises, the losing party shall pay the successful party a reasonable sum for attorney's fees which shall be deemed to have accrued on the commencement of such action and shall be paid whether or not such action is prosecuted to judgment. Should LANDLORD, without fault on LANDLORD's part, be made a party to any litigation instituted by TENANT or by any third party against TENANT, or by or against any person holding under or using the premises by license of TENANT, or for the foreclosure of any lien for labor or materials furnished to or for TENANT or any such other person or otherwise arising out of or resulting from any act or transaction of TENANT or of any such other person, TENANT shall save and hold LANDLORD harmless from any judgment rendered against LANDLORD or the premises or any part thereof, and all costs and expenses, including reasonable attorney's fees, incurred by LANDLORD in connection with such litigation.

18.6 Time, Joint and Several Liability

Time is of the essence of this Lease and each and every provision hereof, except as to the conditions relating to the delivery of possession of the premises to TENANT. All the terms, covenants and conditions contained in this Lease to be performed by either party if such party shall consist of more than one person or organization, shall be deemed to be joint and several, and all rights and remedies of the parties shall be cumulative and non-exclusive of any other remedy at law or in equity.

18.7 Binding Effect; Choice of Law

The parties hereto agree that all the provisions hereof are to be construed as both covenants and conditions as though the words importing such covenants and conditions were used in each separate section hereof; and all of the provisions hereof shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Lease shall be governed by the laws of the State of California.

18.8 Waiver

No covenant, term or condition or the breach thereof shall be deemed waived, except by written consent of the party against whom the waiver is claimed and any waiver or the breach of any covenant, term or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term or condition. Acceptance by LANDLORD of any performance by TENANT after the time the same shall have become due shall not constitute a waiver by LANDLORD of the breach or default of any covenant, term or condition. Acceptance by LANDLORD of any performance by TENANT after the time the same shall have become due shall not constitute a waiver by LANDLORD of the breach or default of any covenant, term or condition unless otherwise expressly agreed to by LANDLORD in writing.

18.9 Surrender of Premises

The voluntary or other surrender of this Lease by TENANT, or a mutual cancellation thereof, shall not work a merger and shall, at the option of the LANDLORD, terminate all or any existing subleases or subtenancies, or may, at the option of LANDLORD, operate as an assignment to it of any or all such subleases or subtenancies.

18.10 Holding Over

If TENANT remains in possession of all or any part of the premises after the expiration of the term hereof, with or without the express or implied consent of LANDLORD, such tenancy shall be from month to month only and not a renewal hereof or an extension for any further term, and in such case, rent and other monetary sums due hereunder shall be payable in the amount and at the time specified in this Lease and such month-to-month tenancy shall be subject to every other term, covenant and agreement contained herein.

18.11 Interest on Past Due Obligations

Except as expressly herein provided, any amount due to LANDLORD not paid when due shall bear interest at a rate one percent (1%) above the discount rate of the Federal Reserve Bank of San Francisco from the due date. Payment of such interest together with the amount due shall excuse or cure any default by TENANT under this Lease.

18.12 Recording

TENANT shall not record this Lease without LANDLORD's prior written consent, and such recordation shall, at the option of LANDLORD, constitute a noncurable default of TENANT hereunder. Either party shall, upon request of the other, execute, acknowledge and deliver to the other a short form memorandum of this Lease for recording purposes.

18.13 Notices

All notices or demands of any kind required or desired to be given by LANDLORD or TENANT hereunder shall be in writing and shall be deemed delivered forty-eight (48) hours after depositing the

notice or demand in the United States mail, certified or registered, postage prepaid, addressed to the LANDLORD or TENANT respectively at the addresses set forth in Section 1.

18.14 No Reservation

Submission of this instrument for examination or signature by TENANT does not constitute a reservation of or option for lease; it is not effective as a lease or otherwise until execution and delivery by both LANDLORD and TENANT.

18.15 Corporate Authority

If TENANT is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he/she is duly authorized to execute and deliver this Lease on behalf of said corporation in accordance with a duly adopted resolution of the Board of Directors of said corporation or in accordance with the Bylaws of said corporation, and that this Lease is binding upon said corporation in accordance with its terms. If TENANT is a corporation, TENANT shall, within thirty (30) days after execution of this Lease, deliver to LANDLORD a certified copy of resolution of the Board of Directors of said corporation authorizing or ratifying the execution of this Lease.

18.16 Force Majeure

If either LANDLORD or TENANT shall be delayed or prevented from the performance of any act required hereunder by reason of acts of God, governmental restrictions, regulations or controls (except those reasonably foreseeable in connection with the uses contemplated by this Lease) or other cause without fault and beyond the control of the party obligated (except financial inability), performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. Nothing in this clause shall excuse TENANT from prompt payment of any rent, taxes, insurance or any other charge required of TENANT, except as may be expressly provided in this Lease.

In Witness Whereof Landlord and Tenant have executed this Lease as of the date first written above.

LANDLORD: STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

Dated: _____ By: _____

TENANT: _____

Dated: _____ By: _____

EXHIBIT A: MAPS

EXHIBIT B: LEGAL DESCRIPTION

Legal description only required for Oil and Gas related uses

EXHIBIT C: HAZARDOUS SUBSTANCES (LANDLORD)

Per Section 5.2, Landlord does not know nor has reasonable cause to believe that any release of hazardous material has come to be located on or beneath the Premises

EXHIBIT D: HAZARDOUS SUBSTANCES (TENANT)

Per Section 5.2, Tenant does not know nor has reasonable cause to believe that any release of hazardous material has come to be located on or beneath the Premises

EXHIBIT E: STORMWATER POLLUTION PREVENTION