

CITY OF COACHELLA
LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made as of October 11, 2023 by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessor"), and the SUNLINE TRANSIT AGENCY joint powers agency established under the Joint Exercise of Powers Act (the "Lessee"), with reference to the following facts:

RECITALS

A. Lessor is the owner of certain real property identified as APN 778-080-021, located along Grapefruit Boulevard at Fourth Street, in the City of Coachella, County of Riverside, described in more detail in attached Exhibit "A" incorporated herein by this reference (the "Premises"); and

B. Lessee desires to lease the Premises from Lessor for purposes of providing transit services to the residents of the City of Coachella and eastern Coachella Valley; and

C. Lessee will construct a breakroom building on the leased property during the term of this Lease Agreement of approximately 484 square feet ("Breakroom Building");

D. Lessor will not be liable or responsible for any damage or injury occurring on the Premises.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Recitals. Lessor and Lessee acknowledge the Recitals set forth above which are incorporated herein by this reference together with the Exhibits attached hereto.

2. Leasehold. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental price and upon the conditions set forth herein. Lessee accepts the Premises, including the appurtenant improvements, structures, and facilities, if any, in "AS IS" condition.

3. Premises. The Premises is described in Exhibit "A". Upon execution of this Lease, Lessor grants to Lessee the right to survey the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit "A" as the description of the Premises and shall be attached and incorporated herein as Exhibit "B." If performed, upon delivery of a copy of the Survey attached as Exhibit "B" to a copy of this Lease, the Survey shall control the description of the Premises thereafter.

4. Term of Lease.

4.1 Original Term. The original term of the Lease shall be for a thirty year (99) period commencing on July 1, 2023 and terminating on June 30, 2053 (the "Original Term").

4.2 Extension of Term. Following expiration of the Original Term, unless and until Lessee or Lessor delivers a Notice of Termination in accordance with Section 13, the term of this Lease shall automatically be extended by successive one (1) year periods beginning on July 1st of the subject year and expiring on June 30th of the following year (individually and collectively, the "Extended Term").

5. Rent.

5.1 Original Term Minimum Annual Rent. During the Original Term and any Extended Term of this Lease, Lessee shall pay to Lessor as annual rent the sum of One Dollar and Zero Cents (\$1.00) per year.

5.2 Where to Pay Rent. All rent shall be paid to Lessor at the address specified below in Section 21.

6. Security Deposit. No security deposit shall be required under this Lease.

7. Utilities, Maintenance and Insurance.

7.1 Utilities. Lessee shall make all arrangements for and shall pay for all utilities and services furnished to the Premises or used by Lessee on the Premises, including, without limitation, electricity, telephone, water, and trash removal services, and Lessee shall pay for any and all charges for establishment or connection of utility services to the Premises.

7.2 Maintenance. Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including, without limitation, all maintenance of fencing, gates, shade structures, landscaping, all improvements existing at the commencement of this Lease, and any improvements installed or constructed by Lessee during the term of this Lease.

7.3 Insurance. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be considered excess insurance only. Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, the following types of insurance in the amounts specified and in the form provided for in this section:

a. Public Liability and Property Damage. Broad-form comprehensive public liability insurance with limits of not less than One Million Dollars (\$1,000,000) per person and One Million Dollars (\$1,000,000) each occurrence, insuring against any and all liability of Lessee with respect to the Premises or arising out of the maintenance, use or

occupancy thereof, and property damage liability insurance with a limit of not less than \$1,000,000 each accident, or \$1,000,000 combined single limit.

b. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the improvements on the Premises, including, without limitation, any improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable and available insurance value thereof. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed the amount permitted by a lender of Lessor, with a recorded interest in the Premises.

In the event any casualty results in damage to the improvements on the Premises which are the property of Lessor (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.

c. Delivery of Certificate of Insurance. Lessee shall deliver to Lessor certificates of insurance evidencing the insurance procured by Lessee, which certificates shall name Lessor as an additional insured together with any lender of Lessor, with a recorded interest in the Premises. The Certificates of Insurance shall be delivered by Lessee to Lessor at the time of the execution of the Lease and shall be monitored regularly.

d. Notice of Cancellation. All insurance policies shall contain a provision that such policies shall not be canceled or terminated without thirty (30) days' prior notice from the insurance company to Lessor. Lessee agrees that on or before thirty (30) days prior to expiration of any insurance policy, Lessee will deliver to Lessor written notification in the form of a receipt or other similar document from the applicable insurance company that said policy or policies have been renewed, or deliver certificates of coverage from another good and solvent insurance company for such coverage.

8. Janitorial Services. The Lessee agrees to provide at its sole cost and expense janitorial services for the Breakroom Building.

9. Security Alarm Monitoring Services. The Lessee agrees to provide at its sole cost and expense security alarm monitoring services for buildings existing on the leased Premises.

10. Use. Lessee shall use and occupy the Premises for purposes of providing transit services to the residents and visitors of the City of Coachella and the eastern Coachella Valley, and for no other purpose. Lessee shall not use the Premises for the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device.

11. Hazardous Substances and Hazardous Materials.

11.1 Defined. For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto, or as may be identified or defined by any federal, state or local law or regulation.

11.2 Prohibition and Indemnity. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) (collectively "Claims") from the presence or release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee. The foregoing indemnity shall apply regardless of whether or not any such Claims are contributed to by the negligence or fault of the indemnified party, by the violation of any law, statute or regulation by the indemnified party, and even if the indemnified party is strictly liable therefore. However, in the event of such contributory negligence or other fault of the indemnified party, then the indemnified party shall not be indemnified hereunder in the proportion that the indemnified party's negligence or other fault caused any such Claims. Lessee shall execute such affidavits, representations or other documents from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Premises. This paragraph shall survive the termination of this Lease.

12. Improvements.

12.1 Consent of Lessor. Lessee may construct the Breakroom Building on the Premises as approved by the City of Coachella. Prior to making or constructing any installations, additions, improvements or alterations in or to the Premises, Lessee shall obtain all approvals from Lessor.

12.2 Use by Lessor. Lessor shall not construct any improvements to the Breakroom Building without prior written notice to Lessee. The costs to construct and maintain (including utility and/or janitorial services) for any improvements constructed on the Premises by Lessor shall be the sole responsibility of Lessor.

12.3 Lessee to Pay Improvement Cost. All installations, additions, improvements, or alterations constructed or made to the Premises, with the consent of Lessor, shall be made at the sole cost and expense of Lessee.

12.4 Mechanic's Liens. Lessee agrees to pay promptly for all labor or materials furnished for any work of construction, improvements, alterations, additions, repairs or maintenance performed by Lessee in connection with the Premises, and to keep and to hold the Premises free, clear, and harmless of and from all liens that could arise by reason of any such work.

13. Termination. Within one year prior to expiration of the Original Term and at any time during any Extended Term hereof, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with one year prior written notice of such termination (a "Notice of Termination").

14. Signs. Lessee shall not install any signs on the Premises without the prior written consent of Lessor.

15. Lessor's Consent Required. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion.

16. Assignment and Subleasing. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. In the event that Lessor's written consent is granted, Lessee shall pay all expenses in connection with such assignment and Lessee shall remain primarily obligated to Lessor for performance of all provisions of this Lease.

17. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.

18. Indemnification. To the extent permitted by law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof in connection with this Lease, unless caused by the gross negligence or willful misconduct of Lessor or the Lessor's employees, agents, or contractors. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Lessor agrees to indemnify and hold Lessee harmless from any claims for damages which arise from the gross negligence or willful misconduct of Lessor or the Lessor's employees, agents, or contractors in connection with the Premises or this Lease. Said indemnifications shall include indemnity from any reasonable costs or fees which the indemnified party may incur in defending any such claim. The provisions of this Section shall survive termination of this Lease.

19. Lessor's Remedies on Default. If Lessee defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give

Lessee notice of such default and if Lessee does not cure any such default within thirty (30) days after the giving of such notice (or if the default is of a nature that it cannot be completely cured within such period, if Lessee does not commence such cure within such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in such notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the Premises to Lessor, without extinguishing Lessee's liability. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Premises by any lawful means and remove Lessee or other occupants and their effects.

20. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

21. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid, by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail; (c) one (1) business day after having been sent by commercial overnight courier as evidenced by the written verification of receipt or (d) on the date of confirmation if telecopied. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessor: City of Coachella
53462 Enterprise Way, Coachella, CA 92236

To Lessee: Sunline Transit Agency
Attn: CEO / General Manager
32-505 Harry Oliver Trail, Thousand Palms, CA 92276

22. Heirs, Assigns, Successors. This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

23. Time of Essence. Time is of the essence of this Lease.

24. Entire Agreement. This instrument constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

25. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

[SIGNATURE PROVISIONS ARE ON THE NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above.

LESSEE:

SUNLINE TRANSIT AGENCY
a joint powers agency established under the "Joint Exercise
of Powers Act"

By: _____

Name: _____

Title: _____

LESSOR:

THE CITY OF COACHELLA
a California municipal corporation

By: _____
Steven Hernandez, Mayor
City of Coachella

Attest:

By: _____
Angela M. Zepeda, City Clerk
City of Coachella

Approved as to Form:

By: _____
Carlos L. Campos
City Attorney
Best Best & Krieger LLP

EXHIBIT "A"

DESCRIPTION OF PREMISES

General Information



Property ID Number (PIN/APN)	778080021
Owner	More Information
Property Address	- No Situs -
Property Type	Government Property
Tax Rate Area (TRA)	012-018 COACHELLA
Approximate Lot Size	37,462 SqFt / 0.860 acres
Legal Description	Acres 0.86000000 AcreageQualCode ML Lot 10-P LotType L MapPlatB 004 MapPlatP 053 SubdivisionName COACHELLA LAND amp

Exhibit "B"

SURVEY OF LEASED PREMISES

(to be attached)

