

EXHIBIT E TO AGREEMENT

SERVICES

MONITORING

The primary purpose of monitoring is to ensure that the City-owned facility is being used to serve Chandler residents as stated in this Lease. Landlord monitors compliance through reporting and onsite visits. Onsite visits may include a Tenant directed tour demonstrating the services being provided to give Landlord an opportunity to observe the Tenant's operations. Landlord will work with Tenant to schedule the onsite monitoring visit at a mutually agreed upon time as otherwise provided for in this Lease.

SERVICES PROVIDED ON-SITE

Boys and Girls Club of the Valley (the "**Tenant**") provides life-enhancing programs to Chandler youth, focused on but not limited to the following areas:

Safe, Positive, and Inclusive Environment: The Tenant will operate the facility in a safe and healthy manner. The Tenant's staff provides a nurturing environment, which will be mindful of diversity, equity, and inclusion.

Academic Success: The Tenant will have programs that engage youth in academic activities to include homework assistance, skill development and reinforcement of educational course material. Additionally, Social-emotional development, literacy, digital proficiency, and college readiness will be key areas of focus.

Leadership: The Tenant will have programs that develop youth leadership skills, including learning how to treat each other and their community with respect. The Tenant's activities foster teamwork and interpersonal skills.

Healthy Lifestyles: The Tenant will have programs that engage youth in daily physical activity, healthy nutrition, employ good resistance and decision-making skills, and refrain from participating in risky behaviors. Healthy lifestyles will be inclusive of each participant's physical and mental wellness and behavioral health, in partnership with Terros Health, or other providers as grant funding is available.

Career Pathways & Workforce Readiness: The Tenant will have programs that provide opportunities to explore diverse career paths and experiential learning such as on the job training. Employability skills such as communication, initiative, reliability, and adaptability will be addressed.

The Arts: The Tenant will have programs that foster creativity in participants and give them outlets for self-expression. The Tenant is encouraged to participate in local art events such as the City's Creative Expression Competition.

Outreach: The Tenant will provide direct outreach and marketing material regarding programs offered to Chandler families/youth with focus on those most in need. The Tenant outreach will be

provided to the Galveston neighborhood, Title I Schools located in Chandler, and Chandler Public Housing Residents.

Community Participation: The Tenant's staff will be engaging in events and initiatives impacting the surrounding community (with a particular focus on the surrounding Galveston neighborhood). The Tenant will be committed to collaboration in community-wide initiatives such as back to school and holiday drives.

Communication: The communication lines between parties will be open and information is shared regularly. The Tenant will identify specific staff to serve as a liaison with the City. The Tenant's liaison will meet quarterly with the City to discuss items of significance including staffing updates.

OUTCOMES

- a. The majority of members served on the Premises will be either Chandler residents, Chandler students or youth of employees working in Chandler.
- b. The Tenant will target low- income residents and provide financial assistance, as needed and as funds are available.
- c. The Tenant will serve public housing residents at no cost.
- d. The Tenant will provide the above referenced programs to members along with annual reports on programs implemented and number of members served by program.
- e. The Tenant will conduct satisfaction surveys with members/participants annually along with periodic reports on data collected.
- f. The Tenant will conduct satisfaction surveys with parents annually along with periodic reports on data collected.
- g. The Tenant will provide all members access to snacks and meals.

REPORTING REQUIREMENTS

The Tenant will complete a Mid-Term Report by the end of January and a Final Report by the end of July in each year of the contract. Reports must be completed and uploaded by the Tenant by the referenced due date.

Tenant Reports will provide member demographics as their member management system allows, such as age, race, ethnicity, income, and geographic location of participants. Tennant and Landlord will work together and in good faith to reach all goals and outcomes. Failure to provide Reports is a breach of the Lease and the following corrective action plan will commence:

Corrective Action Plan Components

Within 60 days after being informed of the deficiency, the City will require the entity to develop a Corrective Action Plan to correct the deficiency in a reasonable period of time. The implementation of the corrective actions will commence upon approval of the plan by the City.

The plan should include the following:

1. Status: What is/are the area(s) of non-compliance or concern? (This should include a clear, descriptive statement of each area of non-compliance.)
2. Documentation: What are the supporting facts that describe the underlying causes or factors for noncompliance?
3. Next steps: What must be done to achieve targeted compliance or to complete the remaining steps in the process, and what are the resources required?
4. Schedule: What is the targeted time frame for attaining compliance or timeline for completing the process?

Monitoring and Reporting Requirements: The entity will report to the City at a minimum of once a month on the status of resolving findings identified in the Plan. The City can initiate special conditions such as:

- Requiring additional, more detailed financial reports
- Additional project monitoring
- Require the agency to obtain technical assistance
- Establish additional prior approvals
- Scheduled and unscheduled site visits but only during Tenant's Normal Operating Hours, as defined in the Lease Amendment

The City will provide written acknowledgment to entity of successful completion of corrections actions.