

La Habra Host Lions Club

LEASE AGREEMENT

THIS GROUND LEASE is made and executed into this fourth day of November, 2019 ("Effective Date"), by and between the CITY OF LA HABRA, a municipal corporation ("Lessor") and THE LA HABRA HOST LIONS CLUB, a non-profit organization ("Lessee").

WITNESSETH:

WHEREAS, Lessor is the owner of that real property located at 320 Erna Street, in the City of La Habra, and hereby agrees to lease to Lessee under the terms and conditions set forth herein the above-referenced real property, and Lessee hereby agrees under the terms and conditions set forth herein to lease the said real property from Lessor;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

SECTION 1. TERM

Lessor leases to Lessee the real property in the City of La Habra, County of Orange, State of California, commonly known as 320 Erna Street, La Habra, California, the 'Property' for a period of five (5) years commencing on November 4, 2019 (Initial Term). Prior to the expiration of the Initial Term, Lessee may request in writing an additional five (5) year term (Renewal Term). The City Council may deny the Renewal Term by a 4/5's vote of the City Council. The Initial Term and Renewal Term are collectively referred to herein as 'Term'. Lessee must comply with all terms of the lease in order to qualify for the Renewal Term.

Lessee wishes to lease the City – owned buildings located at El Centro Park for the purpose of providing a central meeting location relating to Lessee's non-profit services in the City of La Habra. Such services shall include, but not be limited to donations of cash, community support and volunteer efforts and services in the City of La Habra by or on behalf of Lessee. No other use is permitted without CITY'S prior written consent. Lessee will comply with all laws affecting its use of the Property.

SECTION 2. RENT

The Lessee agrees to pay the sum of One Dollar (\$1.00) per year, due and payable to Lessor commencing on November 4, 2019. If there are unforeseen City financial circumstances, the Lessor reserves the right to renegotiate the terms of the lease fee.

All expenses for taxes, assessments, insurance, repair, maintenance and operation of the Administration Building, restroom and storage building located on the PROPERTY and any authorized improvements, and all other obligations of every kind and nature whatsoever relating to the use and operation of the PROPERTY shall be paid or discharged by Lessee in addition to Base Rent.

SECTION 3. WARRANTIES OF TITLE AND QUIET ENJOYMENT

Lessor covenants that Lessor is the owner of said Real Property and has full right to make this lease, and that Lessee shall have quiet and peaceable possession of said premises during the term hereof. It is understood and agreed that Lessor shall have the right to periodically use the premises with the permission and consent of the Lessee. Lessor's use shall be coordinated with Lessee so that each party hereto may enjoy the use of said premises with the least inconvenience to each party. However, Lessee's use of said premises is paramount and superior to Lessor's use of said premises.

SECTION 4. USE OF PREMISES

Lessee shall use said premises that includes the Administration Building, restroom and storage building located in the park for the sole purpose of operating a 501 (c) 3 not for profit organization providing special events, services and programs to benefit the La Habra community. Additionally, Lessee shall submit annually a report to Lessor, which sets forth the activities and operations of Lessee from the prior year. The report must be consistent with the activities and operations submitted the year before.

The following information must be submitted on an annual basis:

- Mission statement, organizational values, goals, strategic plans, or other similar documents as applicable
- Board of Directors, including contact information for Board Chair and Executive Director
- Basic financial information such as a "Consolidated Budget" current 990 Form, Profit and Loss Statement, professional annual audit and financials.
- Any construction or improvements made to the Premises and any information related to funding source(s), date(s), description, etc. Any construction or improvements to the *Premises must have the prior written approval of Lessor.*
- Identification of programs and services provided to 1) La Habra community specifically; and 2) greater area, including number of participants in each
- Any other information that Lessee would like to share that might provide a better understanding regarding the contributions of Lessee to the community.

Lessee shall not use, or permit the use of said premises, or any part thereof, to be used for any purpose other than the purpose of which the said premises are leased. No use shall be made or permitted to be made of said premises, or acts done, which will cause the cancellation of any insurance policy covering the premises. Lessee shall, at its sole cost and expense, comply with all requirements pertaining to said premises of any insurance organization or company necessary for the maintenance of insurance on and for said premises. Lessee shall remain solely and exclusively responsible and liable for any and all damage caused to said premises by Lessee's use of said premises except for the driveways, parking areas and landscape areas during the term of this lease. The use of premises shall include all reasonable uses to assist in fundraising for the benefit of Lessee. If Lessee would like to use the premises for anything other than what the lease was intended for, it must obtain prior written consent from Lessor.

SECTION 5. MAINTENANCE

Lessee shall be responsible for all repairs and regular maintenance to the Leased Buildings as necessary to keep the Leased Buildings in good, clean and safe condition. The Lessor will maintain the park grounds, basketball courts, landscaping and other park structures except the Leased Buildings.

Lessee shall comply with and abide by all federal, state, county, municipal and other governmental statutes, ordinances, laws, or any activity or conditions on or in such premises.

SECTION 6. UTILITIES

Lessor shall be responsible for payment of water and trash for the park. The Lessor will also be responsible for the regular electricity costs associated with the Lessor electric meters.

The Lessee will be responsible for the electricity costs for their electric meters and the Lessee will pay for the increased costs of electricity and natural gas relating to the annual Corn Festival.

SECTION 7. LESSEE'S SIGNS

No sign, notice or other advertisement shall be displayed on the outside premises without the prior written consent of Lessor. All signage must be properly cared for and removed after event.

SECTION 8. LIENS

Lessee shall keep the fee estate of said premises free and clear from all mechanics and material men liens and other liens for work or labor done, services performed, materials, appliances used, or furnished or to be used in or about the premises for or in connection with any operation of Lessee, for any repairs or improvements which Lessee may make or permit to cause to be made, or any work or construction by, for or permitted by Lessee on or about said premises.

SECTION 9. INDEMNIFICATION

Lessee agrees to defend, indemnify, hold free and harmless Lessor, its elected officials, officers, agents, volunteers and employees, at Lessee's sole expense, from and against any and all damages to property or injuries to or death of any person or persons, including attorney fees, and shall defend, indemnify, save and hold harmless Lessor, its elected officials, officers, agents, volunteers and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, all civil claims, workers' compensation claims, and all other claims resulting from or arising out of the acts, errors or omissions of Lessor, its elected officials, officers,

agents, volunteers, employees, occupants, visitors or other users and/or authorized subcontractors, whether intentional or negligent, during the term of this lease.

Likewise, Lessor agrees to defend, indemnify, hold free and harmless Lessee, its elected officials, officers, agents, volunteers and employees, at Lessor's sole expense, from and against any and all damages to property or injuries to or death of any person or persons, including attorney fees, and shall defend, indemnify, save and hold harmless Lessee, its elected officials, officers, agents, volunteers and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, all civil claims, workers' compensation claims, and all other claims resulting from or arising out of the acts, errors or omissions of Lessee, its elected officials, officers, agents, volunteers, employees, occupants, visitors or other users and/or authorized subcontractors, whether intentional or negligent, during the term of this lease.

SECTION 10. ASSIGNMENT AND SUBLETTING

Without the prior written consent of Lessor, Lessee shall not assign this Lease or sublet the premises or any part thereof.

SECTION 11. ENCUMBRANCE OF LEASEHOLD INTEREST

Lessee may not encumber or mortgage or by deed or trust or other instrument its leasehold interest and estate in said premises.

SECTION 12. DEFAULT

If Lessee shall fail or neglect to observe, keep or perform any of the covenants, terms or conditions herein contained on its part to be observed, kept or performed, and if such default shall continue for a period of thirty (30) calendar days after written notice from Lessor setting forth the nature of the Lessee's default, then and in such event, Lessor shall have the right at its option to terminate this Lease and all rights of Lessee hereunder shall thereupon cease.

SECTION 13. NOTICES

Wherever in this Lease it shall be required or permitted that notice be given by either party, such notice must be in writing, and must be given personally or forwarded by certified mail addressed as follows:

IF TO LESSEE:

La Habra Host Lions Club
P.O. Box 248
La Habra CA 90631
Attention: President

IF TO LESSOR:

City of La Habra
110 E. La Habra Boulevard
La Habra, CA 90631
Attention: City Manager

The effective date of any notice or written communications sent by one party to the other shall be the date received if by personal service, or forty-eight (48) hours after

deposit in the US Mail as reflected by official US postmark. Either party may change its address by giving notice in writing to the other party.

SECTION 14. FORFEITURE FOR INSOLVENCY

If Lessee shall at any time during the term hereof become insolvent, or have proceedings in bankruptcy instituted by or against it, or have a receiver appointed over its property, it shall be lawful for Lessor to enter and repossess said premises. All rights of Lessee shall be thereon terminated.

SECTION 15. ABANDONMENT BY LESSEE

If Lessee shall fail to use said premises, which is fit for occupancy, for a period of thirty (30) consecutive days, said premises shall be considered abandoned and the lease term forfeited.

SECTION 16. WAIVER

The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

SECTION 17. INSURANCE

The City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances. If the existing policies do not meet the Insurance Requirements set forth herein, Lessee agrees to amend, supplement or endorse the policies to do so.

Without limiting the indemnity provisions of the lease agreement, the Lessee shall procure and maintain in full force and effect during the term of the agreement, the following policies of insurance.

MINIMUM SCOPE OF INSURANCE.

- (a) **Commercial General Liability (CGL)** which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

- (b) **Automobile Liability Insurance** with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with limit no less than \$1,000,000 each accident for bodily injury and property damage. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- (c) **Workers' Compensation** as required by the State of California with statutory limits, and Employer's Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury or disease.
- (d) **Sexual Abuse/Molestation Insurance** Lessee shall procure and maintain Sexual Abuse/Molestation Insurance Liability coverage with limits of not less than \$2,000,000 per occurrence and \$4,000,000 general aggregate. Coverage may be provided as part of Commercial General Liability coverage, Professional Liability coverage, or as a separate policy.

If the Lessee maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the lessee.

Lessor reserves the right to review industry standards and a comparison of similar buildings in the area and impose a reasonable increase of the insurance limits every three (3) years from the Effective Date of this lease.

ENDORSEMENTS

Insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The insurance policies shall contain or be endorsed to contain, the following provisions:

- (a) **Commercial General Liability**
 - (1) **Additional Insured:** The City, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Lessee including materials, parts or equipment furnished in connection with such work or operations.

Additional Insured Endorsements shall not:

1. Be limited to "Ongoing Operations"
2. Exclude "Contractual Liability"
3. Restrict coverage to the "Sole" liability of contractor
4. Exclude "Third-Party-Over Actions"
5. Contain any other exclusion contrary to the Contract

Additional Insured Endorsements shall be at least as broad as ISO Form(s) CG 20 10 11 85; or CG 20 10 and CG 2037.

(2) **Primary Insurance:** This insurance shall be primary and any other insurance whether primary, excess, umbrella or contingent insurance, including deductible, or self-insurance available to the insureds added by endorsement shall be in excess of and shall not contribute with this insurance. Coverage shall be at least as broad as ISO CG 20 01 04 13.

(b) Auto Liability

(1) **Additional Insured:** The City, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Lessee.

(2) **Primary Insurance:** This insurance shall be primary and any other insurance whether primary, excess, umbrella or contingent insurance, including deductible, or self-insurance available to the insureds added by endorsement shall be in excess of and shall not contribute with this insurance.

(c) Workers' Compensation

(1) **Waiver of Subrogation:** A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

INSURANCE OBLIGATIONS OF LESSEE

The Insurance obligations under this lease agreement shall be: (1) all the Insurance coverage and/or limits carried by or available to the Lessee; or (2) the minimum Insurance coverage requirements and/or limits shown in this agreement; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the Lessor. No representation is made that the minimum Insurance requirements of this agreement are sufficient to cover the obligations of the Lessee under this lease agreement.

NOTICE OF CANCELLATION

Required insurance policies shall not be cancelled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the Lessor except ten (10) days shall be allowed for non-payment of premium.

WAIVER OF SUBROGATION

Required insurance coverages shall not prohibit Lessee from waiving the right of subrogation prior to a loss. Lessee shall waive all rights of subrogation against the indemnified parties and Policies shall contain or be endorsed to contain such a provision. This provision applies regardless of whether the Lessor has received a waiver of subrogation endorsement from the insurer.

EVIDENCE OF INSURANCE

- (1) All policies, endorsements, certificates, and/or binders shall be subject to approval by the Lessor as to form and content. These requirements are subject to amendment or waiver only if so approved in writing by the Lessor. The Lessor reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
- (2) The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the Lessor. If such coverage is cancelled or reduced, Lessee shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the Lessor evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

DEDUCTIBLE OR SELF-INSURED RETENTION

Any deductible or self-insured retention must be approved in writing by the Lessor and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention. The Lessor may require the Lessee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration and defense expenses within the retention.

CONTRACTUAL LIABILITY

The coverage provided shall apply to the obligations assumed by the Lessee under the indemnity provisions of this contract.

FAILURE TO MAINTAIN COVERAGE

Lessee agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the Lessor.

ACCEPTABILITY OF INSURERS

Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law. Any other rating must be approved in writing by the City.

CLAIMS MADE POLICIES

If coverage is written on a claims-made basis, the retroactive date on such insurance and all subsequent insurance shall coincide or precede the effective date of the initial Lessee's lease agreement with the Lessor and continuous coverage shall be maintained or an extended reporting period shall be exercised for a period of at least five (5) years from termination or expiration of this lease agreement.

INSURANCE FOR SUBCONTRACTORS

Lessee shall be responsible for causing Subcontractors to purchase the same types and limits of insurance in compliance with the terms of this lease agreement, including adding the Lessor as an Additional Insured, providing Primary and Non-Contributory coverage and Waiver of Subrogation to the Subcontractor's policies. The Commercial General Liability Additional Insured Endorsement shall be on a form at least as broad as CG 20 38 04 13.

SECTION 18. TERMINATION

At all times during this lease Lessee shall operate its organization consistent with the uses in section four (4).

If at any time during this lease Lessor believes Lessee is in default of the lease it shall provide written notice to Lessee allowing thirty (30) calendar days to cure the default. If after receiving written notice of the default, Lessee fails to cure the default, Lessor may terminate this Agreement immediately.

If Lessor declares a fiscal emergency and determines that they are to liquidate assets of the city, including the underlying premises of this lease, Lessor may terminate the lease upon thirty (30) days written notice. Upon receipt of the written notice of termination, Lessee will thereafter have thirty (30) days to provide Lessor with a notice of intent to exercise its first right to purchase the underlying property at fair market value subject to the existing lease. If Lessee fails to timely provide said notice of intent then the lease shall immediately terminate upon expiration of the thirty (30) days. However, if Lessee timely provides Lessor with said notice of intent, Lessee shall have six (6) months thereafter to exercise its right by funding its purchase of the underlying property, during which time the term of the lease shall continue unless otherwise terminated under this Agreement. In the event that Lessee fails to fund such purchase within six (6) months of

providing its notice of intent, then its first right to purchase and the lease shall both immediately terminate.

Under exigent circumstances, for a legitimate governmental purpose, and in order to ensure the continuity of essential city programs and services Lessor may terminate the lease. City Council is required to approve the termination with a 4/5 vote and a thirty (30) day notice to Lessee is required. At such time that use of the facility to ensure the continuity of essential City programs and services is no longer required, and under which the City Council exercised its right of termination, the terms and conditions of the lease shall be reinstated for the balance of the term of the lease.

SECTION 19. ATTORNEY'S FEES

In the event that litigation is brought by any party in connection with this Lease, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

Mediation-Arbitration Clause. Lessor and Lessee hereto agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration. Mediation fees shall be divided equally among the parties involved. If any party commences an action based on a dispute or claim to which this paragraph applies, without first attempting to resolve the matter through mediation, then that party shall not be entitled to recover attorney fees, even if fees would otherwise be available to the party in any such action.

Arbitration of Disputes. Lessor and Lessee agree that any dispute or claim in law or equity arising between them out of this agreement, or any resulting transaction, which is not settled by mediation, shall be decided by neutral, binding arbitration. The arbitration shall be under the rules of the judicial arbitration and mediation services (jams). The arbitrator shall be a retired judge or justice, or an attorney with at least 10 years of real estate law experience, unless the parties mutually agree to a different arbitrator, who shall render an award with detailed findings and conclusions in accordance with the substantive California law. In all other respects, the arbitration shall be conducted in accordance with part iii, title 9 of the California code of civil procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with code of civil procedures 1283.05. Except that each party shall be entitled as a matter of right to take one deposition of the other party without the requirement or consent of the arbitrator. In any controversy or dispute requiring legal litigation/attorneys, the prevailing party shall be entitled to reasonable attorney fees and costs.

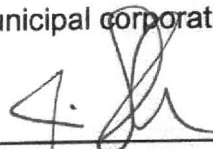
SECTION 20. REPRESENTATIVES

The City Manager or his/her designee shall be the representative of Lessor for purposes of this lease and may issue all consents, approvals, directives and agreements on behalf of Lessor, called for by this lease, except as otherwise expressly provided in this lease.

The President shall be the representative of Lessee for purposes of this lease and may issue all consents, approvals, directives and agreements on behalf of Lessor, called for by this lease, except as otherwise expressly provided in this lease.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CITY OF LA HABRA,
A municipal corporation



Jim Sadro, City Manager

Date: 11/6/19

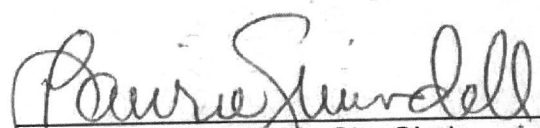
LA HABRA HOST LIONS CLUB



AUTHORIZED DESIGNEE


Date: 4-11-2019

ATTEST:



Laurie Swindell, QMC, City Clerk 11/6/19

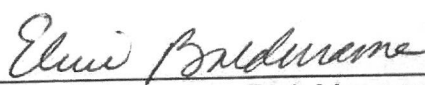
APPROVED AS TO FORM:



Richard D. Jones, City Attorney

Date: 11/5/19

APPROVED AS TO INSURANCE:



Elvie, Balderrama, Risk Management

Date: 5/27/2020



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/26/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Martplan Insurance Agency Inc. 1001 W Whittier Blvd La Habra, CA 90631 License #: 0F65273	CONTACT NAME: Kwan Lee	FAX (A/C, No): 626-350-0018	
	PHONE (A/C, No, Ext): 626-454-5404	E-MAIL ADDRESS: Kwan@Martplaninsurance.com	
INSURED La Habra Host Lions PO Box 248 La Habra, CA 90631	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Mt Vernon Fire Insurance		
	INSURER B: Mt Vernon Fire Insurance		
	INSURER C: Mt. Vernon Fire Insurance		
	INSURER D:		
	INSURER E:		

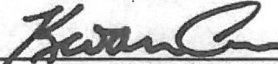
COVERAGES CERTIFICATE NUMBER: 00012175-227712 REVISION NUMBER: 14

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	NPP2574380	06/01/2020	06/01/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	NPP2574380	06/01/2020	06/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y		NPP2574380	06/01/2020	06/01/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Abuse/Molestation	Y		NPP2574380	06/01/2020	06/01/2021	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder: City of La Habra 110 E La Habra Blvd., La Habra, CA 90631 are added as Named Additional Insured: City of La Habra, its elected and appointed officials, employees, and volunteers are included as an additional insureds only with respect to liability arising out of operations as described by or on behalf of the named insured as respects of leased property at 320 E Erna Ave., La Habra, CA 90631

CERTIFICATE HOLDER City of La Habra 110 E La Habra Blvd. La Habra, CA 90631	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (KHL)
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