



## LEASE AGREEMENT

For use of 981 N. Euclid St., La Habra  
By the  
Help for Brain Injured Children, Inc.

THIS LEASE AGREEMENT (“Lease”) is made and executed into this 15<sup>th</sup> day of September, 2025 (“Effective Date”), by and between the CITY OF LA HABRA, a municipal corporation (“Lessor”) and Help for Brain Injured Children, Inc., a California non-profit organization (“Lessee”).

### WITNESSETH:

WHEREAS, Lessor is the owner of that real property located at 981 N. Euclid St., 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 Property for a period of five (5) years commencing on September 15, 2025 and ending on September 14, 2030 (“Initial Term”). Lessee may request from City three additional five (5) year terms (“Renewal Terms”) by providing City written notice of the request at least thirty (30) days prior to the expiration of each Term for a maximum total lease of 20 years. The City Council may deny the Lessee’s request for any Renewal Term by a 4/5ths vote of the City Council. Lessee must be in compliance with all terms of the lease in order to qualify for a Renewal Term.

#### **SECTION 2. RENT**

The rent amount for the Premises shall be the sum of One Dollar (\$1.00) per year, due and payable to Lessor commencing September 1, 2025. If there are unforeseen City financial circumstances, the Lessor reserves the right to renegotiate the terms of the lease fee.

All expenses for assessments, insurance, repair, maintenance and operation of 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 accounted for by Lessee.

### **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 Lessee's use shall be coordinated with Lessor so that each party hereto may enjoy the use of said premises with the least inconvenience to each party.

### **SECTION 4. USE OF PREMISES**

Lessee shall use said premises for the sole purpose of providing services for the benefit of 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. 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. The City reserves the right to withhold or delegate usage of city-owned equipment at their sole discretion. Lessee shall comply with all applicable federal, state, and local laws in its use of the Premises. Lessee shall remain solely and exclusively responsible and liable for any and all damage caused to said premises or equipment by Lessee's use of said items except for the driveways, parking areas and landscape areas during the term of this lease.

The following information should be submitted annually:

- 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, and Balance Sheet
- 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

### **SECTION 5. MAINTENANCE**

Lessee shall be responsible for the general maintenance of the property to maintain the building in good standing. Lessee shall report any damage to the building or property to the Community Services Department. 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. Lessor shall not be obligated to make any repairs or improvements to the property except for driveways, parking areas, and streets. Lessor will provide regular maintenance of all exterior landscaping areas of the property, valued at approximately \$5,000 annually in services. Lessee shall exercise

ordinary care for the preservation of the premises and all equipment used by the Lessee and repair all damage that is caused by its employees, agents, volunteers, and affiliates. It shall be a cause of termination of this lease if all repairs and long-term maintenance have not been reasonably completed by Lessee.

## **SECTION 6. UTILITIES**

All metered water, gas, electricity, telephone, and other utility services used on or furnished to the Premises during the term shall be paid for by the Lessee.

## **SECTION 7. LESSEE'S SIGNS**

Any sign, notice, or other advertisement displayed at the Premises must comply with the requirements of the La Habra Municipal code and be approved by the Community Development Department.

## **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. Any subletting, assignment, transfer, or encumbrance of the property, agreement, or tenant, by voluntary act of Lessee shall be null and void and at the option of the city, terminate this lease.

**SECTION 11. ENCUMBRANCE OF LEASEHOLD INTEREST**

Lessee may not encumber or mortgage or by deed of 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:

Help for Brain Injured Children  
981 N. Euclid St., La Habra  
La Habra CA 90631  
Attention: Executive Director

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**

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

- D. 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 Director 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 the date and year first above written.

CITY OF LA HABRA,  
A municipal corporation

\_\_\_\_\_  
Jim Sadro, City Manager  
City of La Habra

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

  
\_\_\_\_\_  
Jason Cecil, Director  
Help for Brain Injured Children, Inc.

Date: 09/10/2025

APPROVED AS TO FORM:

\_\_\_\_\_  
Keith F. Collins, City Attorney  
City of La Habra

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

ATTEST:

\_\_\_\_\_  
Rhonda J. Barone, CMC  
City Clerk  
City of La Habra

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