

**10858 Culver Boulevard Lease Term Sheet– November 9, 2020**

Lease Term	75 Years, concurrent with lease of 10808 Culver Boulevard (the former Armory Building) to Wende (12/1/17 – 11/30/92)
Lease Consideration	10858 Culver Blvd. to be added to existing lease 10808 Culver Boulevard (the former Armory Building), which is \$1/year.
Use of Site	New education center and theater to be used both by the public and also by the Wende Museum in connection with the adjacent Wende Museum Campus.
Work to be Performed	Tentative plan: renovate the existing A-Frame building, including the theater, and add an additional approximately 5,000 sf of space, at Wende's sole cost.
Project Design	Subject to City approval (anticipated to occur during the entitlements process).
Clean-up & Remediation (if necessary)	City responsible for all costs.
Timing	Wende's work to be completed within 24 months of notice to proceed, plus two (2) six (6) month extensions. There is a day for day extensions for force majeure events (including COVID), capped at 18 months.
Parking	Wende to manage events at the Museum and Community Center to ensure that sufficient parking will be available for any events or gatherings and at nearby City Parks and Recreational facilities. Wende to coordinate with the PRCS on the timing and scheduling of events for purposes of managing the parking. Wende shall not schedule more than one event for more than 90 people at any given time.
<b><i>Wende Provided Community Benefits</i></b>	
Indoor Space Use by Community Organizations	<ul style="list-style-type: none"> <li>• Lobby, theater, classroom, or education/tutorial room will be available for use at no cost by the City of Culver City and its Community Organizations.</li> <li>• Lobby space and restrooms available during time of use.</li> <li>• Wende solely responsible for management, maintenance, janitorial, &amp; other operations related to use by community organizations.</li> </ul>

	<ul style="list-style-type: none"> <li>• Sub-lease, gift, sale, transfer of use prohibited</li> <li>• Wende can charge a reasonable cleaning fee</li> </ul>
Community Organizations Definition	<p>Non-for-profit organizations, unincorporated associations, or neighborhood associations whose services benefit the residents of Culver City and whose offices or main places of business are in Culver City. Includes:</p> <ul style="list-style-type: none"> <li>• United States Veterans’ Artists Alliance (USVAA), or an organization with a similar mission subject to the approval of the City Manager</li> <li>• The Mayme Clayton Library and Museum (MCLM), or an organization with a similar mission subject to the approval of the City Manager.</li> </ul>
Minimum Monthly Time for Community Organizations	<p>40 hours/month (no roll-over) during reasonable times. Includes:</p> <ul style="list-style-type: none"> <li>• USVAA minimum of 12 hours/month</li> <li>• MCLM 1 exhibition/year and 12 performances/year (pro-rated during year 1). MCLM may co-sponsor events related to museum mission.</li> </ul>
Community Garden	<ul style="list-style-type: none"> <li>• A community/demonstration garden with bee-supporting plants, in partnership with Upward Bound House or a similar organization subject to the approval of the City Manager.</li> <li>• The garden shall be open to the public during daylight hours.</li> <li>• Wende solely responsible for the maintenance, upkeep, and operation.</li> </ul>
CCUSD Classroom Space	<ul style="list-style-type: none"> <li>• Classroom Space shall be offered at no cost to the Culver City Unified School District (CCUSD).</li> <li>• Wende solely responsible for managing the use.</li> <li>• CCUSD has priority for space. When not being used by CCUSD, Wende may allow community organizations or others to use the space.</li> <li>• CCUSD shall be granted locked storage space within the classroom space and access to restroom facilities.</li> <li>• The classroom space shall be a minimum of 800 square feet.</li> </ul>
City Use of Space for Meetings/Events	<p>Minimum six (6) times per year (no rollover).</p>
Costs	<p>Wende to pay all costs including utilities, taxes, insurance, maintenance, and repairs, except reasonable cleaning fee charged to users.</p>

Records	Record of the use by community organizations consisting of the name of the organization, date and time and of the event and contact name, must be made publicly available upon request to Wende by City.
Charging for Space	Except as provided above, Wende may charge for the use of the space.
Alternative Community Benefits	The community benefit requirements may also be met with similar alternative contributions as mutually agreed to by Wende and the City, subject to the approval of the City Manager.
<i>City Contributions</i>	
City Contributions	<ul style="list-style-type: none"> <li>• Leasehold interest</li> <li>• Sewer facility connection fee waiver</li> <li>• Art in Public Places Fee: To be satisfied by art incorporated into design of renovations, or display of public art, or combination. In-Lieu Fee equal to 1% of the total building valuation for the project not required.</li> <li>• Waiver of fees to obtain necessary entitlements, building permits, or other related permits.</li> </ul>