

Lease Agreement

THIS LEASE made and entered into this 21st day of September, 2020 by and between the Feather River Recreation and Park District (FRRPD) and the County of Butte (County).

It is understood and agreed that the County shall lease approximately 26,700 net usable square feet of the recreation center located at 1875 Feather River Blvd in Oroville, CA and designated as the FRRPD Activity Center. The above referenced space shall be occupied by the County for use as a Local Assistance Center (LAC).

Only specific areas of the facility shall be occupied by the County, LAC partners or the public for LAC access, including the Elderberry Room, Manzanita Room and Kitchen, Studio 1 and 2, the patio outside of these rooms, the Gym and the Karate and Dance Studios at the rear of the Gym. Restrooms are located next to the Elderberry Room, Studio 1 and 2 and next to the Karate and Dance Studios. See Exhibit 'A' for schematic floor plan of the Activity Center and designed use areas.

Entry of the public to the LAC shall be limited to the north entrance of the Elderberry Room, not the Front office Lobby. The exit will be from the patio next to the Gym and the sidewalk around Studios 1 and 2. Unless there is an emergency or specific handicap access needs, no entry or exit shall occur through the Kinder Gym or the Front Lobby. Occupancy areas, entrances and exits must be strictly adhered to abide by Butte County COVID-19 operating guidelines. All operations within the LAC shall be in accordance with County guidelines for safe distancing, use of masks and cleaning. After use of the LAC, the County shall be responsible for having the LAC Certified: SERVPRO Cleaned or an equal level of service.

The term of this lease agreement shall commence on September 22, 2020 and shall end on November 22, 2020. Lessor agrees to provide standard janitorial and utilities service for the space. The County has the right to terminate this tenancy at any time upon seven (7) days prior written notice.

Monthly rental shall be paid by the County, in arrears on the last day of each month during said term at the rate of \$26,700. Rent payable hereunder for any period less than one month shall be prorated on the actual number of days occupied in said month. The County agrees to pay Lessor for the repair of anything damaged by the County, LAC partners or the public attending the LAC during the occupancy period.

Approved By:

COUNTY OF BUTTE

By _____
Shari McCracken, Chief Administrative Officer
Butte County Administration

Date

FEATHER RIVER RECREATION & PARK DISTRICT

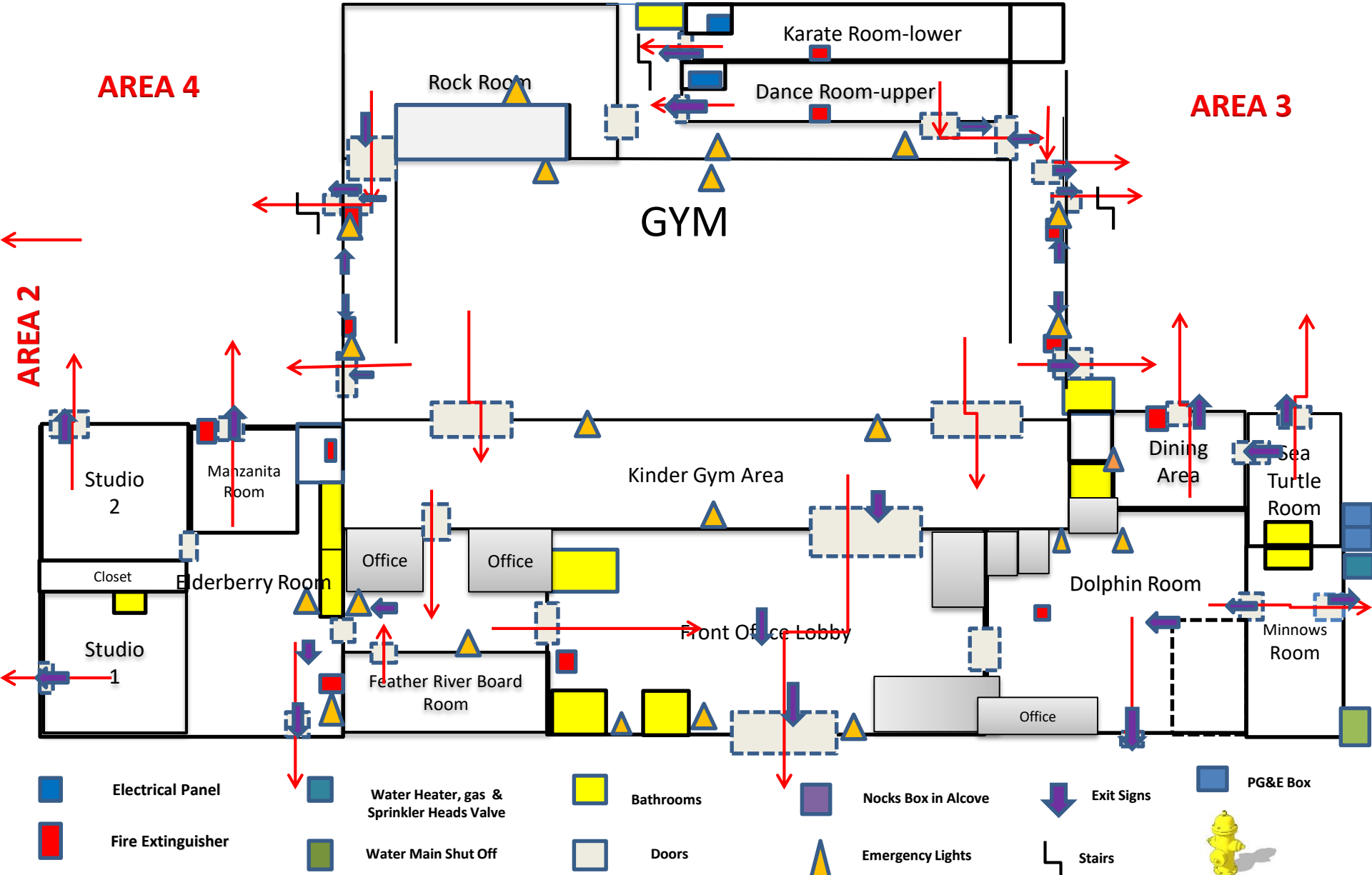
By _____
Shawn Rohrbacker, General Manager
Feather River Recreation and Park District

Date



Feather River Recreation and Park District Activity Center Evacuation Floor Plan -1875 Feather River Blvd-533-2011

EXHIBIT 'A'



AREA 4

AREA 3

GYM

Kinder Gym Area

Studio 2

Manzanita Room

Closet

Elderberry Room

Office

Office

Front Office Lobby

Feather River Board Room

Dolphin Room

Dining Area

Sea Turtle Room

Studio 1

Minnows Room

-  Electrical Panel
-  Fire Extinguisher
-  Water Heater, gas & Sprinkler Heads Valve
-  Water Main Shut Off
-  Bathrooms
-  Doors
-  Nocks Box in Alcove
-  Emergency Lights
-  Exit Signs
-  Stairs
-  PG&E Box

AREA 1

