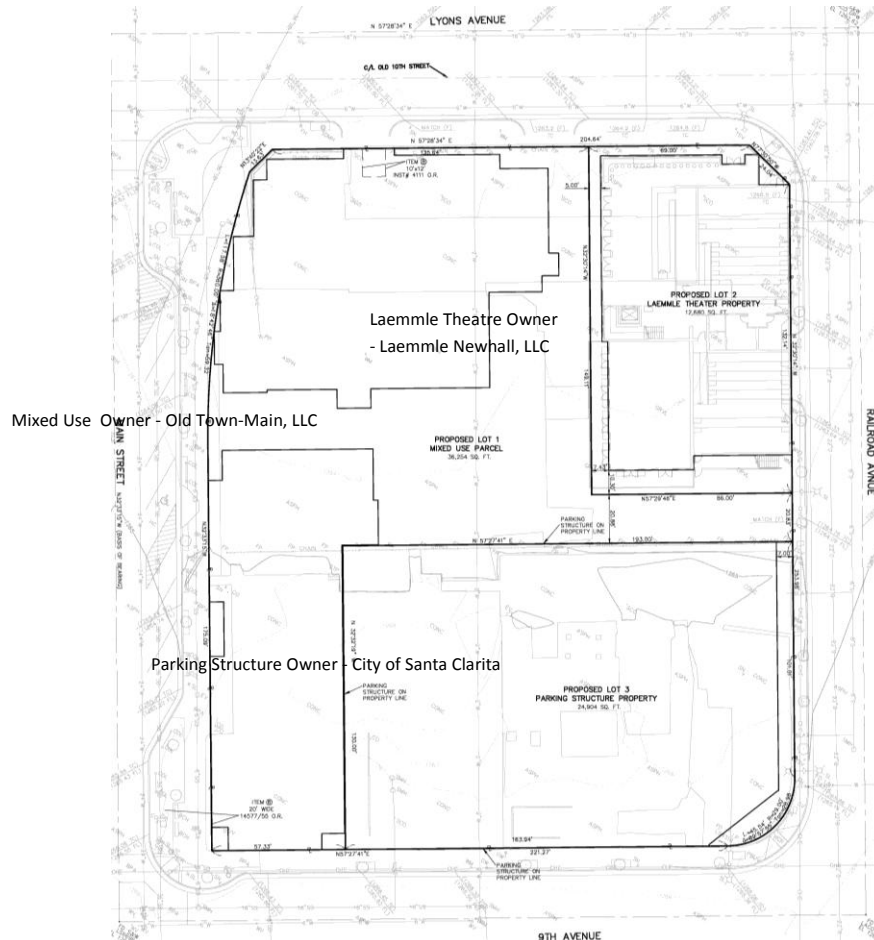


MEMORANDUM OF UNDERSTANDING - LEASE OF LAND FOR PARKING STRUCTURE CONTRACTOR

This Memorandum of Understanding is in respect to leasing the land of the Mixed Use Property and the Laemmle Property, as separate lease agreements, to the Parking Structure Design and Build Contractor, for use during the initial phase of construction.

The three (3) Properties are located within the City Block bound by Railroad Avenue, Lyons Avenue, Main Street and 9th Street, Santa Clarita, CA 91321, APN's 2831-007-900 through -908. The three (3) Properties and respective Owners (subject to close of Escrow) are shown on the site plan below.



The City of Santa Clarita (CSC) will engage a Design/Build Contractor to deliver the 400 stall Parking Structure project. The Contractor is anticipated to require use of the Mixed Use Property and Laemmle Theatre Property for the reasons listed below:

- Provide on-site parking during most critical and resource heavy period of construction.
- Lower costs by facilitating alternative property line details (slope cut instead of shoring).
- Lower construction duration due to ease of access.
- Enable safe and efficient access for construction activities.
- Provide space for site establishment, materials handling, storage, etc that is not in the pedestrian walkway surrounding the site.

The following lease terms have been established with Old Town-Main, LLC and Laemmle Newhall LLC to facilitate use of their land during the first 3 and up to month 9 of the Parking Structure construction. Note that construction of the Mixed Use Project is planned to commence in September/October 2017, and the Laemmle Theatre Project is planned to commence construction 3 months later in January 2018.

	<u>Mixed Use</u>	<u>Laemmle Theatre</u>
Property Area:	36,254 SF	12,680 SF
Use:	Unrestricted use for construction of Parking Structure.	Unrestricted use for construction of Parking Structure.
Monthly Rate/SF:	\$2.50/SF/Mo	\$2.50/SF/Mo
Phase 1:		
Monthly Rate:	\$90,635	\$31,700
Minimum Term:	3 Months	3 Months
Window to Lease:	Jan-2017-Jun-2017	Jan-2017-Jun-2017
	(Note: Lease for both properties must be commenced at the same time.)	
Phase 2:		
Monthly Rate:	Calculated based on area of site leased	Calculated based on area of site leased
Minimum Term:	1 Month (month to month lease)	1 Month (month to month lease)
Window to Lease:	Jul-2017-Oct-2017	Jul-2017-Oct-2017

Successful bidders shall contract directly with Old Town-Main LLC and Laemmle Newhall LLC to consummate these terms.