

Sub Ground Lease
(North East Independent School District)

Table of Contents

1. Demise of Premises..... 3
2. Lease Term..... 3
3. Rent..... 3
4. Taxes..... 3
5. Utilities..... 4
6. Use of Premises..... 4
7. Encumbrance of Leasehold Estate..... 5
8. Repairs, Maintenance, Restoration and Security..... 5
9. Mechanic’s Liens..... 6
10. Condemnation..... 6
11. Insurance..... 6
12. Indemnification..... 9
13. Reserved..... 9
14. Assignment and Subletting..... 9
15. Default and Remedies..... 9
16. Dispute Resolution..... 10
17. Miscellaneous..... 11
18. Public Information..... 13
19. Appropriations..... 14
Exhibit A..... 15
Exhibit B..... 16

Authorizing Ordinance:

Sub-Landlord: City of San Antonio

Sub-Landlord’s Address: P.O. Box 839966, San Antonio, Texas 78283-3966

Address for Rent Payment: P.O. Box 839966, San Antonio, Texas 78283-3966

Sub-Tenant North East Independent School District

Sub-Tenant’s Address: 8961 Tesoro Drive, Suite 602, San Antonio, Texas 78217

Premises: A parcel containing approximately 38,000 square feet of gross area and the facilities contained thereon

located at 107 W. Rampart, San Antonio, Bexar County, Texas, 78216, commonly referred to as the Col. Victor Ferrari Learning & Leadership Development Center, and more particularly described on **Exhibit A**, which is incorporated herein for all purposes.

Permitted Use: Operation and maintenance of an adult education / learning center. Adult education is defined as instruction in GED preparation, Adult Basic Education (ABE) and English as a Second Language (ESL).

Sub Ground Lease (hereinafter, the "Lease")

January 1, 2014

Commencement Date:

Term: January 1, 2014 to expiration coterminous with the Primary Ground Lease

Rent: \$1 per year

Primary Ground Lease: Lease whereby the City leases the Premises from North East Independent School District pursuant to Ordinance 95614 adopted on April 11, 2002

Background:

The North East Independent School District leases the Premises to the City of San Antonio, and the City of San Antonio leases the Premises from the North East Independent School District under the terms of the Primary Ground Lease.

Due to a shift in the City's operational and budgetary goals, the City will discontinue facilitating the provision of adult education activities at the Premises.

The City of San Antonio and North East Independent School District have agreed that it is in the best interest of the parties to enter into a leaseback of the Premises through a (Sub Ground) Lease.

The durations of the Primary Ground Lease and the (Sub Ground) Lease coincide.

At the expiration of both leases, neither of the leases are an encumbrance upon the fee title to the Premises.

Rights and Obligations:

1. Demise of Premises.

1.01. Sub-Landlord leases the Premises and its contents to Sub-Tenant as set out in Exhibit B, attached hereto and incorporated herein for all purposes as if copied at length, and Sub-Tenant leases the Premises and the listed contents from Sub-Landlord under the terms of this Lease. Sub-Tenant is to have and hold the Premises, together with all rights, privileges, easements, appurtenances, and immunities belonging to or in any way appertaining to them. The foregoing includes easements; rights, and privileges of Sub-Landlord, existing now or at any time during the Term, in, to, or under adjacent streets, sidewalks, alleys, party walls, and property contiguous to the Premises. The lease of Premises to Sub-Tenant does not create a merger of Sub-Tenant's interests as Landlord under the Primary Ground Lease and as Sub-Tenant of this Lease.

1.02. Prior to Sub-Tenant's occupancy of the Premises under this Lease, Sub-Landlord shall have the right remove all furniture, fixtures, equipment and furnishings or other items which are not the property of Sub-Tenant as Landlord under the Primary Ground Lease and which will not be leased back to Sub-Tenant under this Lease.

2. Lease Term.

2.01. The Term is as stated above.

2.02. This Lease terminates without further notice when the term of the Primary Ground Lease expires.

3. Rent.

3.01. The Rent is as stated above.

3.02. Sub-Tenant must pay rent to Sub-Landlord in advance on the first day of the Term. Payments must be in lawful money of the United States to the Address for Rent Payment, unless Sub-Landlord notifies Sub-Tenant to make payment to some other address.

4. Taxes.

4.01. Sub-Tenant agrees to pay all state, city and county taxes which may be assessed on the Improvements (regardless of whether the same are assessed as personal property) and personal property contained in and on the Leased Premises. Sub-Tenant, as owner of the fee, also agrees to continue paying any state, city and county taxes and assessments against the land. To the extent

permitted by law, Sub-Tenant must indemnify Sub-Landlord and hold it harmless from all loss, cost, liability, or expense arising from or relating to such taxes, charges, and assessments. Sub-Tenant may, in good faith at its own expense (in its own name or in that of Sub-Landlord, or both), contest taxes, charges, and assessments. But it must pay the contested amount, plus any penalties and interest imposed, if and when finally determined to be due.

4.02. If taxes, special assessments, or governmental charges remain unpaid and uncontested later than 15 days before delinquency, Sub-Landlord may give written notice of default, specifying the default. If Sub-Tenant continues to fail to pay the taxes, special assessments, or governmental charges, or to timely contest them in good faith, before delinquency, Sub-Landlord may pay the items specified in the notice. Sub-Tenant must then reimburse Sub-Landlord on demand for amounts paid or expended for such purpose, with interest at 18% per annum from the date of Sub-Landlord's payment until Sub-Tenant's reimbursement.

5. Utilities.

Sub-Tenant must pay or cause to be paid all charges for all utilities, custodial services and supplies required in operating the Premises throughout the Lease Term, including any new connection fees.

6. Use of Premises.

6.01. The proceeds from the 1989 Library / Learning Center Bond issuance and other City issued debt were utilized to fund the construction and repair of improvements at the Premises. Sub-Tenant must use the Premises only for the Permitted Use until the date on which the described debt obligations are discharged. Sub-Tenant shall not use, permit the use of, or fail to use, the Premises in a manner that would cause the interest on City's debt obligations to be includable in the gross income of the owners for federal income tax purposes.

6.02. Sub-Tenant must not use or store, or permit to be used or stored, on the Premises any hazardous or toxic substances or materials. Sub-Tenant must not use or permit the Premises to be used for any activity violating any applicable local, state, or federal law, rule, or regulation.

6.03. Sub-Tenant shall, upon reasonable request of Sub-Landlord, provide copies of, or reasonable inspection by Sub-Landlord, its employees or agents, all such records related to Sub-Tenant's use of the Premises in accordance with the Permitted Use.

7. Encumbrance of Leasehold Estate.

7.01. Sub-Tenant may encumber its leasehold interest without obtaining Sub-Landlord's consent, but no such encumbrance is or can be a lien on the fee title or Sub-Landlord's Primary Leasehold. The indebtedness secured by the encumbrance will at all times be and remain inferior and subordinate to all the conditions; covenants, and obligations of this Lease and to all Sub-Landlord's rights under this Lease. References in this Lease to "Lender" refer to any person to whom Sub-Tenant has encumbered its leasehold interest.

7.02. At any time after execution and recordation in Bexar County, Texas, of any mortgage or deed of trust encumbering Sub-Tenant's leasehold interest, Lender may notify Sub-Landlord in writing that the mortgage or deed of trust has been given. On Lender's request, Sub-Landlord will deliver duplicate notices under this Lease to Lender at an address or agent it specifies.

7.03. Sub-Landlord and Sub-Tenant will neither modify nor terminate this Lease by mutual consent without Lender's written consent.

7.04. Lender may do any act required of Sub-Tenant to prevent forfeiture of Sub-Tenant's leasehold interest. All such acts are as effective to prevent a forfeiture of Sub-Tenant's rights under this Lease as if done by Sub-Tenant.

7.05. Lender may realize on the security afforded by the leasehold estate by exercising foreclosure proceedings or power of sale or other remedy afforded in law or equity or by the security documents. In so doing, it may transfer, convey, or assign Sub-Tenant's title to the leasehold estate created by this Lease to any purchaser at a foreclosure sale. Lender also may acquire and succeed to Sub-Tenant's interest under this Lease by virtue of a foreclosure sale. Any buyer at a foreclosure sale, including Lender, becomes obligated to Sub-Landlord as the Sub-Tenant under the lease.

8. Repairs, Maintenance, Restoration and Security.

8.01. Sub-Tenant shall be responsible for all repair and maintenance obligations of the Sub-Landlord under the Primary Ground Lease. Sub-Tenant must keep and maintain all buildings and improvements on the Premises in a good state of appearance and repair (except for reasonable wear and tear) at Sub-Tenant's own expense.

8.02. If any building or improvement constructed on the Premises is damaged or destroyed by fire or any other casualty, regardless of the extent of the damage or destruction, Sub-Tenant must within one year from the date of the damage or destruction, begin to repair, reconstruct, or replace the damaged or

destroyed building or improvement. Sub-Tenant must pursue the repair, reconstruction, or replacement with reasonable diligence and restore the building to substantially the condition it was in before the casualty. But if beginning or completing this restoration is prevented or delayed by war, civil commotion, acts of God, strikes, fire or other casualty, or any other reason beyond Sub-Tenant's control, the time for beginning or completing the restoration (or both) will automatically be extended for the period of each such delay.

8.03. Sub-Tenant shall be responsible for security of the interior of the Leased Premises during the term of the Lease.

9. Mechanic's Liens.

9.01. Sub-Tenant must not cause or permit any mechanic's or other liens to be filed against the fee of the Premises or against Sub-Tenant's leasehold interest (excluding any leasehold mortgage). If such a lien is recorded, Sub-Tenant must either cause it to be removed, or if Sub-Tenant in good faith wishes to contest the lien, take timely action to do so at Sub-Tenant's sole expense. If Sub-Tenant contests the lien, Sub-Tenant must indemnify Sub-Landlord and hold it harmless from all loss, cost, liability, or expense arising from the lien contest. If Sub-Tenant loses the contest, Sub-Tenant must cause the lien to be discharged and removed before any judgment is executed.

9.02. Despite the preceding subsection, mechanic's liens caused by act or omission of Sub-Landlord are Sub-Landlord's responsibility and are handled under the terms of the Primary Ground Lease.

10. Condemnation.

Condemnation is handled according to the Primary Ground Lease.

11. Insurance

11.01. Sub-Landlord disclaims any employee, agent, or invitee relationship with any person whose presence on the Premises is through Sub-Tenant. Any and all claims resulting from any obligation for which Sub-Tenant may be held liable under any workers' compensation, unemployment compensation, disability benefits, similar statutory scheme, or common law negligence is the sole obligation and responsibility of Sub-Tenant.

11.02. Sub-Tenant must provide and maintain in full force and effect with respect to the Premises from the Commencement Date of this Lease and for the duration of this Lease and any extensions thereof, insurance coverage written on an occurrence form, by companies authorized and admitted to do business in the State of Texas and rated A or better by A.M. Best Company and/or otherwise acceptable to Sub-Landlord, in the following types and amounts:

Type:	Amount:
1. Worker's Compensation	Statutory, with a Waiver of subrogation in favor of Sub-Landlord
2. Employer's Liability	\$500,000/\$500,000/\$500,000 with a Waiver of Subrogation in favor of Sub-Landlord
3. Commercial General Public Liability Insurance to include (but not be limited to coverage for) coverage for the following:	For Bodily Injury, Death, and Property Damage of \$1,000,000 per occurrence; \$2,000,000 general aggregate, or its equivalent in umbrella or excess liability coverage
(a) Premises/Operations	
(b) Independent Contractors	
(c) Products/Completed Operations	
(d) Contractual Liability	
(e) Personal Injury Liability	
(f) Broad-Form Property Damage, to include Fire Legal Liability	Coverage for replacement cost of Sub-Tenant's improvements
4. Business Automobile Liability to include coverage for:	Combined Single Limit for Bodily Injury, Death, and Property Damage of \$1,000,000.00 per occurrence
(a) Owned/Leased Automobiles	
(b) Non-owned Automobiles	
(c) Hired Automobiles	
5. Property Insurance for Premises	<p>During the Term, SUB-TENANT shall maintain, at its sole cost and expense, commercial property insurance covering the building, fixtures, equipment, tenant improvements and betterments. Commercial property insurance shall, at minimum, cover the perils insured under the ISO broad causes of loss form (CP 10 20). Commercial property insurance shall cover the replacement cost of the property insured. The amount insured shall equal the full estimated replacement cost of the property insured.</p>

11.03. Each insurance policy required by this Lease must contain the following clauses:

“This insurance is not canceled, limited in scope or coverage, or non-renewed until after 30 days’ prior written notice has been given to:

(a) City Clerk, City of San Antonio
City Hall/2nd Floor
P. O. Box 839966
San Antonio, Texas 78283-3966
Attention: Risk Manager

and

(b) Department of Capital Improvement Management Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
Attention: Director”

”The insurance provided by Sub-Tenant is primary to any insurance or self-insurance maintained by the City of San Antonio.”

“Any insurance or self-insurance maintained by the City of San Antonio applies in excess of, and does not contribute with, insurance provided by this policy.”

Each insurance policy required by this Lease, excepting policies for Workers’ Compensation and Employer’s Liability, must contain the following clause:

“The City of San Antonio, its officials, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured performed under this Lease with the City of San Antonio.”

11.04. Sub-Tenant must require its insurance carrier(s) to deliver to Sub-Landlord’s Risk Manager and City Clerk, upon request and without expense, copies of policies and endorsements pertinent to the limits required by Sub-Landlord. Sub-Landlord may request changes in policy terms, conditions, limitations, or exclusions (except where established by law). If Sub-Landlord does so and the changes would increase premiums, Sub-Landlord will provide 30 days’ prior notice to Sub-Tenant and an opportunity to discuss the changes. If Sub-Landlord still wants the changes after discussion, Sub-Tenant must make the changes and pay the cost thereof.

11.05. Within 30 days after the Sub Ground Lease Commencement Date, Sub-Tenant must deliver certificates to Sub-Landlord’s Risk Manager and the City Clerk from Sub-Tenant’s insurance carrier, reflecting all required insurance

coverage. All endorsements and certificates must be signed by an authorized representative of the insurance company and must include the signatory's company affiliation and title. If requested by Sub-Landlord, Sub-Tenant must send Sub-Landlord documentation acceptable to Sub-Landlord that confirms that the individual signing the endorsements and certificates is authorized to do so by the insurance company.

11.06. The Notices and Certificates of Insurance must be provided to the same addresses as the notices of cancelation.

11.07. Nothing herein contained limits in any way Sub-Tenant's liability for damages to persons or property resulting from Sub-Tenant's activities or the activities of Sub-Tenant's agents, employees, sublessees, or invitees under this Lease.

12. Indemnification

Sub-Landlord and the Sub-Tenant acknowledge they are political subdivisions of the State of Texas and are subject to, and comply with the applicable provisions of the Texas Tort Claims Act, as set out in the Texas Civil Practice and Remedies Code, Section 101.001 et. seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.

13. Reserved.

14. Assignment and Subletting

14.01. Any attempt at transfer, assignment, or subletting of Sub-Tenant's rights, duties, and obligations hereunder, without the Sub-Landlord's prior written consent, is void and terminates the Lease. Sub-Tenant must, upon such termination, immediately and peacefully vacate the Premises within three days after Sub-Landlord's notice to Sub-Tenant.

14.02. Sub-Landlord's consent on one occasion does not waive need for consent to any later attempted transfer, assignment, or subletting.

15. Default and Remedies.

15.01. *Termination on Default.* If Sub-Tenant defaults in performing any obligation arising out of this Lease and does not correct the default within 10 days after receipt of written notice to Sub-Tenant and any lender, notice to whom is required by this Lease, Sub-Landlord may terminate this Lease. Bankruptcy, insolvency, assignment for the benefit of creditors, or the appointment of a

receiver is an event of default, entitling Sub-Landlord to terminate the Lease, subject to orders of the Bankruptcy Court. Upon termination, Sub-Landlord or its agent or attorney may resume possession of the Premises and relet them for the remainder of the Term, in accordance with the terms of the Primary Ground Lease at the best rent obtainable for the account of Sub-Tenant, who must make good any deficiency. For the purpose of posting the notice required by Property Code Section 93.002(f), the "front door" of the Lease Premises is at 107 W. Rampart, San Antonio, Bexar County, Texas, 78216.

15.02. Termination of this Lease does not relieve Sub-Tenant from paying (A) money owing to Sub-Landlord under the Lease at the time of termination, or (B) any claim for damages against Sub-Tenant under this Lease. Termination does not prevent Sub-Landlord from enforcing payment by any remedy provided for by law or from recovering from Sub-Tenant for any default. Sub-Landlord's rights, options, and remedies under this Lease are cumulative, and no one of them is exclusive of the other. Sub-Landlord may pursue any or all such remedies or any other remedy or relief provided by law, whether or not stated in this Lease. No waiver by Sub-Landlord of a breach of any covenant or condition of this Lease is a waiver of any succeeding or preceding breach of the same or any other covenant or condition of this Lease.

16. Dispute Resolution.

16.01. Before bringing any action arising out of this Lease, including an action for declaratory relief but not an action specifically excepted below, the disputants must first submit in good faith to mediation. The parties may not assert limitations, laches, waiver, and estoppel based upon attempts to mediate.

16.02. Filing suit on a claim that should be mediated hereunder waives the filer's right to demand mediation. But one party's waiver does not affect another party's right. A defendant does not waive mediation for so long as, within a reasonable time after appearing, the defendant gives written notice to the plaintiff or its counsel of intent to require compliance with this paragraph.

16.03. Mediation must be conducted in San Antonio, Bexar County, Texas.

16.04. The party desiring relief has the burden to initiate mediation. Waiting for another party to initiate mediation does not waive the right to it.

16.05. If the parties can otherwise agree on a mediator, they may do so. Alternatively, either party may petition any court of competent jurisdiction to appoint a mediator. The only predicate issues the court need consider before appointing a mediator are whether (i) the copy of the Lease before the court is authentic and (ii) the Lease was duly signed and delivered by all parties to be

bound to mediate. If neither of those issues is denied under oath, the court may appoint a mediator upon motion, without trial.

16.06. Mediator fees must be borne equally.

16.07. The parties need not mediate before going to court (i) for either party to seek emergency injunctive relief or (ii) for Sub-Landlord to seek forcible entry and detainer relief against Sub-Tenant.

17. Miscellaneous.

17.01. The rights and remedies under this Lease are cumulative, and either party's using any right or remedy does not preclude or waive its right to use any other remedy. The rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

17.02. Time is of the essence under this Lease.

17.03. Sub-Tenant will, upon termination, yield up the Premises peacefully to Sub-Landlord, in good order, condition, and repair, reasonable use and wear excepted.

17.04. This Lease is entered into in San Antonio, Bexar County, State of Texas. **The Construction Of This Lease And The Rights, Remedies, And Obligations Arising Thereunder Are Governed By The Laws of The State of Texas.** Nevertheless, the Texas conflicts of law rules must not cause the application of the laws of a jurisdiction other than Texas. The obligations performable hereunder by both parties are performable in San Antonio, Bexar County, Texas.

17.05. If any portion hereof is determined to be invalid or unenforceable, the determination does not affect the remainder hereof.

17.06. This Lease inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. This clause does not authorize any assignment not otherwise authorized.

17.07. **This Written Lease, Together With the Primary Ground Lease, Represents The Final Agreement Between The Parties And May Not Be Contradicted By Evidence Of Prior, Contemporaneous, Or Subsequent Oral Agreements Of The Parties. There Are No Oral Agreements Between The Parties.**

17.08. This Lease may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought. No such modification, express or implied, affects the right of the modifying party to require observance of either (i) any other term or (ii) the same term or condition as it applies on a subsequent or previous occasion.

17.09. This Lease benefits only the parties hereto and their successors and permitted assigns. There are no third party beneficiaries.

17.10. Any notice provided for or permitted hereunder must be in writing and delivered by certified mail, return receipt requested, addressed to the other party at its respective address set forth in the preamble. In the case of notice to the Sub-Landlord, Sub-Tenant shall also provide a copy of the notice to:

City of San Antonio
Department of Human Services
ATTN: Director
107 S. Mary's St., 7th Floor
San Antonio, Texas 78205

Notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice hereunder.

17.11. Paragraph captions in this Lease are for ease of reference only and do not affect the interpretation hereof.

17.12. This Lease may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of the number of counterparts, they constitute only one agreement. In making proof of this Lease, it is not necessary to produce or account for more counterparts than are necessary to show execution by or on behalf of all parties.

17.13. The parties must execute and deliver such additional documents and instruments as may be required to effect fully the provisions hereof. No such additional document(s), however, may alter the rights or obligations of the parties as contained in this Lease.

17.14. Sub-Tenant must permit Sub-Landlord or its agents, representatives, or employees to enter the Premises to (A) inspect, (B) determine whether Sub-Tenant is complying with this Lease, (C) maintain, repair, or alter the Premises, or (D) show the Premises to prospective Sub-Tenants, purchasers, mortgagees, or beneficiaries under trust deeds.

17.15. The relationship between Sub-Landlord and Sub-Tenant is at all times solely that of Sub-Landlord and Sub-Tenant, not that of partners or a joint venturers.

17.16. The Director of Building and Equipment Services may, without further council action, agree to, sign, and deliver on behalf of the City all consents, certificates, memoranda, estoppels, attornments, and modifications of nonmaterial rights and obligations arising under this Lease and may declare defaults and pursue remedies for such defaults. This paragraph does not authorize lease amendments or renewals without council consent.

17.17. Whenever this Lease states a number more than one way, either by using both words and numerals or by stating a fixed amount and a calculation for arriving at an amount, and there is a conflict, the highest number controls.

18. Public Information.

Sub-Tenant acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public.

19. Appropriations.

All obligations of the City of San Antonio under this instrument are subject to the discretion of City Council whether to appropriate funding. If the City Council fails to appropriate money for any obligation under this Lease, the City may terminate this Lease and have no further liability.

In Witness Whereof, the parties have hereunto caused their representatives to set their hands.

Sub-Landlord

Sub-Tenant

City of San Antonio, a Texas municipal corporation

North East Independent School District

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Approved as to Form:

City Attorney

Exhibit A

All of the buildings and improvements situated on a 38,000 square foot lot legally described as Lot 127, New City Block 12025, Col. Victor Ferrari Subdivision as shown on Book 9557 Page 94 of the Plat and Deed Records of Bexar County Texas

DRAFT

Exhibit B
(Contents in Premises)

DRAFT

Ferrari Community Learning Center
Contents at Premises

Exhibit B

Room	Description	Serial #	Model #	City Tag#	Make
Lobby	Chair - Blue	None	374 NPP	812516	HON CO
Lobby	Chair - Blue	None	374 NPP	812515	HON CO
Lobby	Chair - Blue	None	374 NPP	812514	HON CO
Lobby	Chair - Blue	None	374 NPP	812519	HON CO
Lobby	Chair - Blue	None	374 NPP	812521	HON CO
Lobby	Chair - Blue	None	374 NPP	812517	HON CO
Lobby	Chair - Blue	None	374 NPP	812513	HON CO
Lobby	Chair - Blue	None	374 NPP	951509	HON CO
Lobby	Chair - Blue	None	374 NPP	812520	HON CO
Lobby	Chair - Blue	None	374 NPP	812518	HON CO
Lobby	Chair - Blue	None	374 NPP	951522	HON CO
Lobby	Chair - Blue	None	5702	890495	HON CO
Lobby	Chair - Blue	None	4003AB	868240	KINETICS
Lobby	Chair - Beige	CDTFZ3	IA52761	951559	HON CO
Lobby	Chair - Beige	CNQ48V	IA52761	None	HON CO
Lobby	Chair - Burgandy	None	69T7837	758397	KINETICS
Lobby	Chair - Burgandy	None	4565	None	KINETICS
Lobby	Chair - Burgandy	None	69T7837	758395	KINETICS
Lobby	Chair - Burgandy	None	69T7837	758396	KINETICS
Lobby	Tall Table - Square	None	None	951469	KIMBLE
Lobby	Round Table	None	None	797280	BEVIS
Lobby	Round Table	None	None	951507	BEVIS
Lobby	Round Table	None	None	951508	BEVIS
Lobby	Round Table	None	None	875019	TELLUS
Lobby	Chair Blue	DW044F	IA52761	797416	HON CO
Lobby	4 Shelve Bookcase	None	DFCU4Z	870635	HON CO
Room 102	Exec. Desk Chair - Burg	DMJRM4	1A52761	870514	HON CO
Room 102	Table Rectangular	MBOOCN	IA52761	951492	MUSCATINE
Room 102	Table Rectangular	M530S0	IA52761	951579	MUSCATINE
Room 102	Table Rectangular	M130S0	IA52761	951581	MUSCATINE
Room 102	Table Rectangular	MAA0J0	IA52761	951576	MUSCATINE
Room 102	Table Rectangular	MV40E0	IA52761	951578	MUSCATINE
Room 102	Table Rectangular	M230S0	IA52761	951582	MUSCATINE
Room 102	Table Rectangular	MRA0J0	IA52761	951566	MUSCATINE
Room 102	Table Rectangular	MUAOJO	None	951500	MUSCATINE
Room 102	Triangle Table	MLW0C0	IA52761	951572	MUSCATINE
Room 102	Triangle Table	MTW0C0	IA52761	951570	MUSCATINE
Room 102	Triangle Table	MC10E0	IA52761	951568	MUSCATINE
Room 102	Triangle Table	MYW0C0	IA52761	951564	MUSCATINE
Room 102	Triangle Table	MPW0C0	IA52761	951569	MUSCATINE
Room 102	Triangle Table	MSW0C0	IA52761	951563	MUSCATINE
Room 102	Triangle Table	MFW0C0	IA52761	951567	MUSCATINE
Room 102	Triangle Table	M6W0C0	IA52761	951573	MUSCATINE
Room 102	Triangle Table	MAW0C0	IA52761	951565	MUSCATINE
Room 102	Triangle Table	MHW0C0	IA52761	951571	MUSCATINE
Room 102	Triangle Table	M7AQJO	None	951520	MUSCATINE
Room 102	Projector Screen	None	None	951583	None
Room 102	Podium	None	None	825575	None
Room 102	Rectangular	MN30SO	None	951577	MUSCATINE
Room 102	Chair blue (38)				
Room 103	Desk	None	None	875514	WATERLOO
Room 103	TV Stand	None	None	871368	BRETFORD
Room 103	TV Panasonic	B1AA43256	PVC2541	870670	PANASONIC
Room 103	Podium	707579	None	825744	None
Room 103	Toshiba TV	14433241	32A42A	951519	TOSHIBA
Room 103	Large TV Stand	M7A050	BBUL4440-M5	951518	BRETFORD
Room 104	Table Rectangular	M2AQJO	IA52761	951488	MUSCATINE
Room 104	Table Rectangular	MNAOJO	IA52761	951487	MUSCATINE
Room 104	Table Rectangular	MGAOJO	IA52761	951486	MUSCATINE
Room 104	Table Rectangular	MW90MN	IA52761	951485	MUSCATINE
Room 104	Table Rectangular	MC3040	IA52761	951484	MUSCATINE
Room 104	Table Rectangular	MUOOCN	IA52761	951483	MUSCATINE
Room 104	Table Rectangular	MG4OEO	IA52761	951482	MUSCATINE
Room 104	Table Rectangular	MX4OEO	IA52761	951478	MUSCATINE
Room 104	Table Rectangular	M74OEO	IA52761	951477	MUSCATINE
Room 104	Table Rectangular	MR4OEO	None	951493	MUSCATINE
Room 104	Table Rectangular	Removed	None	951480	MUSCATINE
Room 104	Table Rectangular	MNOOCN	None	951481	MUSCATINE
Room 104	Small Table	Obstructed	IA52761	951489	MUSCATINE
Room 104	Chair - Beige	C2Z48V	None	951560	
Room 104	Chair - Beige	C2Q48V	None	No tag	
Room 104	Chair - Burgandy	NCGOHG	None	951596	
Room 104	Desk	None	None	870658	None
Room 104	4 Shelve Bookcase	DWCU4Z	None	870636	None
Room 104	Filing Cabinet		None	804942	PACO
Room 104	Chair light gray(13)				
Room 104	Chair dark gray(32)				

Ferrari Community Learning Center
Contents at Premises

Exhibit B

Room	Description	Serial #	Model #	City Tag#	Make
Room 105	Trainangle Table	M4WOCO	IA52761	951505	HON CO
Room 105	Table Rectangular	MB30S0	IA53761	951503	MUSCATINE
Room 105	Table Rectangular	MV30S0	IA53761	951504	MUSCATINE
Room 105	Table Rectangular	MW00CN	IA53761	951497	MUSCATINE
Room 105	Table Rectangular	MX30S0	IA53761	951498	MUSCATINE
Room 105	Table Rectangular	MB40E0	IA53761	951584	MUSCATINE
Room 105	Table Rectangular	ME30S0	IA53761	951495	MUSCATINE
Room 105	Table Rectangular	M1AOJO	IA53761	951496	MUSCATINE
Room 105	Table Rectangular	MK30S0	IA53761	951491	MUSCATINE
Room 105	Table Rectangular	10693772	IA53761	951501	MUSCATINE
Room 105	Table Rectangular	MD3040	IA53761	951502	MUSCATINE
Room 105	Table Rectangular	M24OEO	IA53761	951499	MUSCATINE
Room 105	Table Rectangular	M9AOJO	IA53761	951574	MUSCATINE
Room 105	Table Rectangular	M9OOCN	IA53761	951479	MUSCATINE
Room 105	Table Rectangular	Obstructed	IA53761	951506	MUSCATINE
Room 105	Table Rectangular	MK4OEO	IA53761	951494	MUSCATINE
Room 105	Table Rectangular	10693772	IA53761	951490	MUSCATINE
Room 105	Filing Cabinet	None	None	867752	None
Room 105	Toshiba TV	41136644A	MW30G71	951476	PANASONIC
Room 105	Large TV Stand	None	None	951475	APOLLO
Room 105	Chair dark gray(32)				
Admin.	Filing Cabinet-Dark Grey	None		951594	
Admin.	Exec. Desk chair - blue	CX9DOH		896515	
Admin.	Exec. Desk chair - blue	C49DZH		920581	
Admin.	Exec. Desk chair - blue	CC9DZH		896513	
Admin.	Filing Cabinet-Beige	None		870667	N/A
Admin.	3 Shelve Bookcase	None	None	862846	HON CO
Room 110	4 Shelve Bookcase	OSCO4Z	D5CV4Z	870637	HON CO
Room 110	Conference Table	DDRUL7	None	951587	
Room 111	3 Shelve Bookcase	None	None	951474	HON CO
Room 112	Filing Cabinet-Beige 5 Dr.		None	838930	HON CO
Room 112	Filing Cabinet-Beige 5 Dr.			884169	
Room 112	Rolling Cart	None	None	868785	APOLLO
Room 112	Rolling Cart	None	None		APOLLO
Room 112	Black Desk Chair	Z39C5		951588	
Room 113	2 Dr. Lat. File Cab-Beige	None		826149	Hon
Room 113	3 Shelve Bookcase		None	868764	None
Room 113	Gray Multi Dr. File Cab	MLT5L2	FC1873OLA	951591	
Room 113	Gray Multi Dr. File Cab	MCUO8N	FC1873OLA	None	
Room 113	Gray 2 Dr. File Cab	MDA06N	17820A	None	
Room 114	Chair - Black		4408	802805	TELLUS
Room 114	Chair - Black		4408	863058	TELLUS
Room 114	Chair - Black		4408	862803	TELLUS
Room 114	Chair - Black		4408	862804	TELLUS
Room 114	Dining Table		TMB5721	838882	
Room 115	2 Door Cabinet		970561	868777	STEELCASE
Room 115	3 Drawer Lateral Cabinet		None	870628	
Room 115	3 Shelve Bookcase	None		870500	HON CO
Room 115	Foot Stool	None		None	

Ferrari Community Learning Center
Contents at Premises

Exhibit B

Room	Description	Serial #	Model #	City Tag#	Make
Room 117	2 Dr. File Cab, Beige	None	None	790251	STEELCASE
Room 117	Desk	None	None	870582	GLOBAL CONCEPTS
Room 117	Chair - Burg. w/wheels	MMGOHG	IA52761	951558	HON CO
Room 117	Chair - Burg. w/wheels	MZGOHG	IA52761	951556	HON CO
Room 117	Chair - Burg. w/wheels	MDGOLG	IA52761	951551	HON CO
Room 117	Chair - Burg. w/wheels	MNGOHG	IA52761	951549	HON CO
Room 117	Chair - Burg. w/wheels	M9GOHG	IA52761	951555	HON CO
Room 117	Chair - Burg. w/wheels	MBGOHG	IA52761	951553	HON CO
Room 117	Chair - Burg. w/wheels	MUGOHG	IA52761	951554	HON CO
Room 117	Chair - Burg. w/wheels	MGGOHG	IA52761	951540	HON CO
Room 117	Chair - Burg. w/wheels	M1GOHG	IA52761	951550	HON CO
Room 117	Chair - Burg. w/wheels	MEGOHG	IA52761	951538	HON CO
Room 117	Chair - Burg. w/wheels	M5GOHG	IA52761	951539	HON CO
Room 117	Chair - Burg. w/wheels	M2GOHG	IA52761	951548	HON CO
Room 117	Chair - Burg. w/wheels	M3GOHG	IA52761	951537	HON CO
Room 117	Chair - Burg. w/wheels	MXGOHG	IA52761	951542	HON CO
Room 117	Chair - Burg. w/wheels	MCGOLG	IA52761	951543	HON CO
Room 117	Chair - Burg. w/wheels	MKGOHG	IA52761	951544	HON CO
Room 117	Chair - Burg. w/wheels	M7GOHG	IA52761	951545	HON CO
Room 117	Chair - Burg. w/wheels	MJGOHG	IA52761	951547	HON CO
Room 117	Chair - Burg. w/wheels	M8GOHG	IA52761	951546	HON CO
Room 117	Chair - Burg. w/wheels	MMGOLG	IA52761	951595	HON CO
Room 117	Triangle Table	MM10E0	IA52761	951521	HON CO
Room 117	Table	MP30KC	E03072G	951533	HON CO
Room 117	Table	M4AZNU	E03072G	951532	HON CO
Room 117	Table	M8307C	E03072G	951531	HON CO
Room 117	Table	MF30KC	E03072G	951530	HON CO
Room 117	Table	MQ30KC	E03072G	951529	HON CO
Room 117	Table	MT30KC	E03072G	951528	HON CO
Room 117	Table	MFAZNU	E03072G	951536	HON CO
Room 117	Table	no tag	E03072G	951535	HON CO
Room 117	Table	MPAZNU	E03072G	951523	HON CO
Room 117	Table	MS30KC	E03072G	951524	HON CO
Room 117	Table	M630KC	E03072G	951525	HON CO
Room 117	Table	M430KC	E03072G	951526	HON CO
Room 117	Triangle Table	MQW0C0	IA52761	951534	MUSCATINE
Room 117	Chair - Burg. w/wheels	MVGOHG	IA52761	951552	HON CO
Room 117	Chair Dark Gray(12)				