

EXHIBIT C

Summary of Lease Terms

Parties	Tenant is a nonprofit 501(c)(3) homeless service provider.
Premises	Property owned or leased by the City and designated by the City Administrator as suitable for emergency shelter. For property leased by the City (i.e., Caltrans property), terms may be altered to conform to the master lease.
Term	Three years.
Consideration	No monthly rent and no administrative processing fee.
Use/Operation	Program eligibility requirements: <ol style="list-style-type: none">1. Site plan must be approved by City Administrator2. Type(s) of shelter must comply with Emergency Housing Standards in the Oakland Building Code, including sanitation requirements such as waste disposal and restroom availability.3. Tenant is responsible for securing all necessary government approvals, including grading permits, for any improvements and uses.4. Tenant responsible for addressing pollution, noise, and other nuisance complaints.5. Tenant must require occupants to sign occupancy agreements approved by the City.6. Tenant must enter into a Professional Service Agreement following all City contracting procedures.
Default	Default provisions will include a cross-default with the Professional Service Agreement so that the tenancy will be terminated if Tenant's do not comply with the PSA requirements.
Alterations	Alterations must be approved by City Administrator and any other required City department (e.g., Public Works if including work on right-of-way).
Indemnification	Tenant must indemnify City for claims arising out of the use of the City property by Tenant, Tenant's employees, contractors, agents, patrons, operators, or program invitees.
Insurance	Nonprofit required to comply with Schedule Q standard City insurance requirements, or other requirements as determined by Risk Management Department.
Assignment and Subletting	No assignment or subletting unless Landlord provides written consent and assignee/sublessee complies with all conditions required by the City Administrator.