

EXHIBIT B

Summary of License Terms

Parties	Licensee must be a nonprofit 501(c)(3) homeless service provider.
Premises	Caltrans Property located at 3 rd Street and Peralta Street, as depicted on Exhibit A.
Term	Concurrent with Caltrans Lease, but no longer than 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 Administrator and Caltrans2. 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. Licensee is responsible for securing all necessary government approvals, including grading permits, for any improvements and uses.4. Licensee responsible for addressing pollution, noise, and other nuisance complaints.5. Licensee must require occupants to sign occupancy agreements approved by the City.6. Licensee must enter into a Professional Service Agreement following all City contracting procedures.7. Licensee must comply with all requirements of the Caltrans Lease with respect to the operation of the emergency shelter on Caltrans Property
Default	Default provisions will include a cross-default with the Professional Service Agreement so that the license will be terminated if Licensee does not comply with the PSA requirements.
Alterations	Alterations must be approved by Caltrans and City Administrator and any other required City department (e.g., Public Works if including work on right-of-way).
Indemnification	Licensee must indemnify City for claims arising out of the use of the City property by Licensee, Licensee's employees, contractors, agents, patrons, operators, or program invitees.
Insurance	Licensee 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 transfer unless City provides written consent and assignee/sublessee complies with all conditions required by the City Administrator.