

## Summary of proposed terms for North Coast Brewing Company parking sub-lease

### North Coast Brewing Company (NCBC) Obligations

- Sub-lease area
  - Tier of parking adjacent to NCBC building.
  - Precise area to be depicted on map
- Payment terms
  - \$25 per month per space for \_\_\_\_ spaces.  
*(A number will be specified pending confirmation from NCBC)*
  - Annual payment to “City of Fort Bragg” due within 10 business days of 1<sup>st</sup> day of contract.
  - At the start of Year 2, the payment will be \$27 per month per space
- Duration of sub-lease
  - Lease expires on October 1, 2018 unless extended
  - 60-day notice, mutual termination clause
- Installation and maintenance of improvements
  - NCBC to pay for initial signage (including posts) and any subsequent replacements
- General terms
  - No parking or storage outside of sub-lease area
  - NCBC can utilize sub-lease area however it deems necessary for everyday business function as long as these uses do not interfere with the use of the remainder of the parking lot for parking or traffic circulation
  - Insurance and indemnities  
*(Following normal requirements for City encroachment permits)*

### City of Fort Bragg Obligations

- Enforcement of parking regulations
- Installation and maintenance of improvements
  - City to perform sign installation
  - Maintenance and repair of parking lot