

THIS AGREEMENT by and between the 37th District Agricultural Association hereinafter called the Association and Santa Barbara County Stand Down , herein called the Renter

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association premises: October 12, 2012.
2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purposes herein set forth, subject to the terms and condition of this agreement: Rental of the 37th District Agricultural Association's Park Plaza Building, Center Stage, Plaza Park, Plaza Parkway and Gazebo Grass Area.
3. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever; use for Veterans Health Fair.
4. Renter agrees to pay to Association for the rights and privileges hereby granted the amounts in the manner set forth below. Refer to Exhibit A of this contract for the terms and conditions.
5. Association shall have the right to audit and monitor any and all sales as well as access to the premises.
6. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person to whom the Renter may be liable under Worker's Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages, including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
7. Renter further agrees that he will not sell, exchange or barter, or permit his employees to sell, exchange or barter, any permits issued to Renter or his employees hereunder.
8. It is mutually agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned, or otherwise disposed of without the written consent of Association.
9. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the parties hereto, and that no oral understandings or agreements not incorporated herein and no alterations of variations of the terms hereof, unless made in writing and signed by the parties hereto, shall be binding upon any of the parties hereto.
10. The Rules and Regulations printed on the next page hereof are made part of this agreement as though fully incorporated herein, and Renter agrees that he has read this agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the parties hereto.
11. In the event Renter fails to comply in any respect with the terms of this agreement and the Rules and Regulations referred to herein, all payments for this rental space shall be deemed earned and non-refundable by Association and Association shall have the right to occupy the space in any manner deemed for the best interest of the Association.

Special Provisions: Exhibit A, A-1-A Fairground Policies, B, Statement of Insurance, C-Standard Contract Terms and Conditions, D- Fairground Map.

12. This Agreement is not binding upon Association until it has been dully accepted and signed by its authorized representative and approved (if required) by the Department of Food and Agriculture and the Department of General Services.

IN WITNESS WHEREOF, This agreement has been executed in duplicate, by and on behalf of the parties hereto, the day of the year first written above.

Santa Barbara County
511 E. Lakeside Parkway, Suite 141
Santa Maria, CA 93455
(805) 346-8400
Attn: Steve Lavagnino

Santa Maria Fairpark, 37th District Agricultural
937 S. Thornburg
Santa Maria, CA 93458
(805) 925-8824
Dennis K. Pearson, CEO

Signature: _____

Signature: _____

Date: _____

Date: _____

RULES AND REGULATIONS GOVERNING RENTAL SPACE

1. No Rentor will be allowed to open until all the preliminary requirements herein set forth have been complied with
2. Rentor will conduct his business in a quite and orderly manner: will deposit all rubbish, slop, garbage, tin cans, paper, etc. in receptacle provided by the Association within said concession plot for such purpose, and will keep the area within and surrounding said concession free from all rubbish and debris.
3. All buildings, tents or enclosures erected under the terms of Rental Agreement shall have the prior approval of Association and the local fire suppression authorities. All eating concessions not restricted to specific items will submit menus and prices to Association for approval at least twelve (12) hours in advance of each day's operation.
4. Any product that Fairpark management deems objectionable must be removed immediately from exhibit booth. **Specifically, the Fairpark does not allow any pornographic words or images, gang attire or slang or articles that promote the use of illegal drugs. No swords, knives, weapons of any type are allowed. This includes any of these items intended for decorative us.**
5. Rentor will furnish Association with a list of all sales prices and other charges of any kind whatsoever to be charged by the Rentor in said space(s)
6. Rentor must furnish receipts for license fees, tax deposits, insurance, etc., prior to event.
7. Rentor will conduct the privileges granted in the Rental Agreement according to all the rules and requirements of the State Department of Health Services and local health authorities, and without infringement upon the rights and privileges of others; will not handle or sell any commodities or transact any business whatsoever for which an exclusive privilege is sold by Association, nor engage in any other business whatsoever upon or within said premises or fairgrounds, except that which is herein expressly stipulated and contracted for; will confine said transactions to the space and privileges in the Rental Agreement, and that any and all exclusives granted Rentor shall not include the Carnival and the Carnival Area.
8. Rentor will cause to be posted in conspicuous manner at the front entrance to the concessions, a sign showing the prices to be charged for all articles offered for sale to the public under the Rental Agreement: the size of said sign, manner and place of posting to be approved by Association.
9. Association will furnish necessary janitor service for all aisles, streets, roads and areas used by the public, but Rentor must, at his own expense, keep the concession space and adjacent areas properly arranged and clean. All concessions must clean, all coverings removed and the concessions ready for business each day at least one hour before the Fair is open to the public. Receptacles will be provided at several locations to receive Rentor's trash, and such trash must not be swept into the aisles or streets or any public space.
10. All sound-producing devices used by Rentor within or outside his space must be of such a nature and must be so operated as not to cause annoyance or inconvenience to his patrons or to other Concessionaires or Exhibitors and the decision of Association as to the desirability of any such sound-producing device shall be final and conclusive. Sound-amplification equipment may be installed within or outside any space only by first obtaining written permission thereof from Association.
11. Rentor agrees that there will be no games, gambling or any other activities within the confine of his space in which money is used as a prize or premium and that he will not buy and/or permit "buy backs" for cash, any prizes or premiums given away to patrons in connection with the use of the space. Only straight merchandising methods shall be used and all methods of operation, demonstration, and sale, shall be subject to the approval of the Association and the local law enforcement officials.
12. Rentor is entirely responsible for the space allotted to Rentor and agrees to reimburse Association for any damages to the real property, equipment or grounds used in connection with the space allotted to Rentor, reasonable wear and tear and damage from causes beyond Rentor's control excepted.
13. Association may provide watchman service which will provide for reasonable protection of the property of Rentors, but Association shall not be responsible for loss or damage tot he property of Rentor.
14. Each and every article of the space and all boxes, crates, packing material, and debris of whatsoever nature used in connection with the space and owned by Rentor must be removed from the buildings and grounds by Rentor, at his own expense, not later than a date specified by Association. It is understood in the event of Rentor's failure to vacate said premises as herein provided, unless permission in writing is first obtained. Association may and is hereby authorized and made an agent of Rentor to remove and store the concession and all other material of any nature whatsoever, at the Rentor's risk and expense and rentor shall reimburse Association for expenses thus incurred.
15. No Rentor will be permitted to sell or dispose of anywhere on the fairgrounds alcoholic beverages as defined in the Alcoholic Beverage Control Act, except in the concession space. Even such limited sales are not to be made unless Rentor is authorized in writing by Association and unless he hold a lawful license authorizing such sales on said premises.
16. All safety orders of the Division of Industrial Safety, Department of Industrial Relations must be strictly observed.
17. Failure of Association to insist in any one or more instances upon the observance and/or performance of any of the rules and regulations shall not constitute a wavier of any subsequent breach on any such rules and regulations.
18. This rental agreement shall be subject to termination by either party at any time during the term hereof by giving the other party notice in writing at least thirty (30) days next prior to the date when such termination shall become effective. Such termination shall relieve the Association of any further performances of the terms of this agreement.
19. "Contractor, by signing this contract, does swear under penalty that no more than one final unappealable finding of contempt of court by a Federal court has been issued against the Contractor within immediately preceding two-year period because of the Contractor's failure to comply with an order on the National Labor Relations Board (Government Code Section 14780.5) (SAM Sec. 1212.7)
20. Rentor recognizes and understands that this rental may cause a possessary interest subject to property taxation and that the rentor may be subject to the payment or property taxes levied on such interest.
21. The Association shall have the privilege of inspecting the premises covered by this agreement at any time or at all times.
22. The parties hereto agree that Rentor, and any agents and employees of Rentor, in the performance of this agreement, shall act in an independent capacity and not as an officers or employees or agents of Association.
23. Time is of the essence of each and all the provisions of this agreement shall extend to and be biding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Memo for Fair Management: Hazardous Agreements. If this agreement provides for a hazardous activity, the current Form FE-13 Statement Regarding Insurance, must be attached to each copy and incorporated by reference in Paragraph 12 of page one.

Nondiscrimination Clause form 17A or Form 17B for agreements over \$5,000 must be attached to each copy and incorporated by reference in Paragraph 12 on page one.

THE RENTER AGREES TO PAY THE 37TH DISTRICT AGRICULTURAL ASSOCIATION FOR THE FOLLOWING:

Name of Event: Santa Barbara County Stand Down
Date(s) of Event: October 13, 2012
Hours of Event: To Be Determined
Type of event: Veteran Health Fair
Attendance: 1000+

Rental of: Park Plaza Building, Center Stage, Plaza Park, Plaza Parkway and Gazebo Grass Area \$0.00

<u>Quantity</u>	<u>Equipment</u>	<u>Price Each</u>	<u>Total</u>
	As Needed	\$0.00	\$0.00

<u>Hours</u>	<u>Staff</u>	<u>Cost P/Hr</u>	<u>Total</u>
9	Event Supervisor 8:00am-5:00pm (Value \$198.00)	\$0.00	\$0.00
9	Facility Attendant 8:00am-5:00pm (Value \$171.00)	\$0.00	\$0.00

<u>Hours</u>	<u>Security Guard Hours</u>	<u>Cost P/Hr</u>	<u>Total</u>
	Security To be Provided by Event Holder	\$0.00	\$0.00

Miscellaneous:

Deposit - Waived	\$0.00	\$0.00
Insurance - Certificate of Liability to be Provided	\$0.00	\$0.00
Energy Surcharge - Waived	\$0.00	\$0.00
Administration Fee - Waived	\$0.00	\$0.00
Total known costs		\$0.00

Deposit/Payments Paid \$0.00

No Balance Due

\$0.00

***Please Note**

The terms and conditions of this agreement are as follows:

Layout: A layout/diagram of the requested set-up must be turned in 14 days prior to the event. The renter will be charged for any additional equipment and/or services needed for set-up, during the event, or for take down not already listed in this contract. Any damages will be charged to the event.

Insurance: If insurance is not purchased through California Fairs Services Agency (CFSA) a Certificate of Liability will be required to be turned in at least 14 days prior to the event. Please see the attached Insurance Requirements page.

Rentor will be charge for any additional equipment and or services needed for set-up, during event, or take-down not already listed in this contract. Any Damages will be charged to the rentor.

As this is a non-revenue event supporting Santa Barbara County known as the "Santa Barbara County Stand Down" any major damage or loss to buildings, equipment, or property is the responsibility of Santa Barbara County to replace or repair any damage or loss incurred by the Santa Maria Fairpark, 37th District Agricultural Association.

Please Initial _____

FAIRGROUND POLICIES

- I agree that **no alcoholic beverages will be served at this event**. No alcoholic beverages shall be carried into this event. Violation of this policy will result in the alcohol being confiscated, and the parties involved may be evicted from the event, and the fairground facility. **No cans, glass bottles, or any other glass of any nature may be carried into this event.**
- All decorations must be freestanding or placed upon tables. The use of tape, staples, glue, string, nails, thumbtacks or any other device or substance used to affix decorations or objects to the walls, ceilings or fixtures of this facility, or to the exterior of the building is prohibited.
- After your event is completed, it will be your responsibility to make sure you remove all your personal belongings, decorations, and any other items belonging to you. We ask that you clean up any trash off the floors, and make sure that all tables have been cleared so that our crew can come in and take them down. Our staff will put away tables, chairs, other equipment you have rented from us, and they will be responsible for sweeping up the floors. We appreciate your cooperation in this matter. If you have rented equipment from an outside vendor, you are responsible to see that the equipment is taken down, and stacked against one of the walls of the building you are renting. This must be done prior to leaving, once your event is over.
- Our sound policy will be strictly observed. Sound levels are limited to 65 decibels registered at the association's property line.
- Animal policy - no animals will be allowed in any office, exhibit building, or outside exhibit spaces. Pets will be permitted in the campground only on leashes. Pets can never be left unattended and must be controlled by the owner at all times. Only seeing-eye dogs and/or service dogs assisting disabled or handicapped persons will be allowed on the fairgrounds in public areas prior to approval of fair management.
- All food vendors must have a health permit. The health department is very strict in this area and enforces their regulations. They inspect on the spot and often close vendors if they lack proper documentation.

PLEASE INITIAL IN EACH BOX ABOVE TO INDICATE YOU HAVE READ AND UNDERSTAND OUR POLICIES.

INSURANCE REQUIREMENTS

I. Evidence of Coverage

The contractor/renter shall provide a signed original evidence of coverage for the term of the agreement protecting the legal liability of the State of California, District Agricultural Associations, County Fairs, Counties in which County Fairs are located, Citrus Fruit Fairs, or California Exposition and State Fair, their directors, officers, agents, servants, and employees, from occurrences related to operations under the contract. This may be provided by:

- A. Insurance Certificate - The contractor/renter provides the fair with a signed original certificate of insurance (the ACORD form is acceptable), lawfully transacted, which sets forth the following:
 1. List as the Additional Insured: "That the State of California, the District Agricultural Association, County Fair, the County in which the County Fair is located, Citrus Fruit Fair, or California Exposition and State Fair, their directors, officers, agents, servants, and employees are made additional insured, but only insofar as the operations under this contract are concerned."
 2. Dates: The dates of inception and expiration of the insurance. **For individual events, the specific event dates must be listed, along with all set-up and tear down dates.**
 3. Coverages:
 - a. General Liability - Commercial General Liability coverage, on an occurrence basis, at least as broad as the current Insurance Service Office (ISO) policy form #CG 0001. Limits shall be not less than \$5,000,000 combined single limits per occurrence for Fairtime Carnival Rides; \$3,000,000 combined single limits per occurrence for Motorized Events All Types; \$3,000,000 combined single limits per occurrence for Rodeo Events all types **with a paid gate** and any Rough Stock events; \$2,000,000 combined single limits per occurrence for Rodeo Events All Types **without a paid gate** and with any Rough Stock events; \$1,000,000 combined single limits per occurrence for Rodeo Events All Types **without** any Rough Stock Events; \$2,000,000 combined single limits per occurrence for Interim Carnival Rides, Concerts with over 5,000 attendees, Raves All Types, Mechanical Bulls, Extreme Attractions All Types, Orbitrons, and Simulators; \$1,000,000 for all other contracts for which liability insurance (and liquor liability, if applicable) is required.
 - b. Automobile Liability - Commercial Automobile Liability coverage, on a per accident basis, at least as broad as the current ISO policy form # CA 0001, Symbol #1 (Any Auto) with limits of not less than \$1,000,000 combined single limits per accident for contracts involving use of contractor vehicles (autos, trucks or other licensed vehicles) on fairgrounds.
 - c. Workers' Compensation - Workers' Compensation coverage shall be maintained whenever contractor/renter has employees, as required by law.
 - d. Medical Malpractice - Medical Malpractice coverage with limits of not less than \$1,000,000 per occurrence shall be maintained for contracts involving medical services.
 - e. Liquor Liability - Liquor Liability coverage with limits of not less than \$1,000,000 per occurrence shall be maintained for contracts involving the sale of alcoholic beverages.
 4. Cancellation Notice: A statement by the insurance company that it will not cancel or reduce the limits or coverages of said policy or policies without giving 30 days prior written notice to the named certificate holder.
 5. Certificate Holder:
 - For Individual Events Only - Fair, along with fair's address, is listed as the certificate holder.

- For Master Insurance Certificates Only - California Fair Services Authority, Attn: Risk Management, 1776 Tribute Road, Suite 100, Sacramento, CA 95815 is listed as the certificate holder.
6. Insurance Company: The company providing insurance coverage must be acceptable to the California Department of Insurance.

OR

- B. CFSA Special Events Program - The contractor/renter obtains liability protection through the California Fair Services Authority (CFSA) Special Events Program, when applicable.

OR

- C. Master Certificates - A current master certificate of insurance for the contractor/renter has been approved by and is on file with California Fair Services Authority (CFSA).

OR

- D. Self-Insurance - The contractor/renter is self-insured and acceptable evidence of self-insurance has been approved by California Fair Services Authority (CFSA).

II. General Provisions

1. Maintenance of Coverage - The contractor/renter agrees that the commercial general liability (and automobile liability, workers= compensation, medical malpractice and/or liquor liability, if applicable) insurance coverage herein provided for shall be in effect at all times during the term of this contract. In the event said insurance coverage expires at any time or times prior to or during the term of this contract, contractor/renter agrees to provide the fair, prior to said expiration date, a new certificate of insurance evidencing insurance coverage as provided for herein for not less than the remainder of the term of the contract, or for a period of not less than one (1) year. New certificates of insurance are subject to the approval of California Fair Services Authority, and contractor/renter agrees that no work or services shall be performed prior to the giving of such approval. In the event the contractor/renter fails to keep in effect at all times insurance coverage as herein provided, the fair may, in addition to any other remedies it may have, take any of the following actions: (1) declare a material breach by contractor/renter and terminate this contract; (2) withhold all payments due to contractor/renter until notice is received that such insurance coverage is in effect; and (3) obtain such insurance coverage and deduct premiums for same from any sums due or which become due to contractor/renter under the terms of this contract.
2. Primary Coverage - The contractor/renter=s insurance coverage shall be primary and any separate coverage or protection available to the fair or any other additional insured shall be secondary.
3. Contractor=s Responsibility - Nothing herein shall be construed as limiting in any way the extent to which contractor/renter may be held responsible for damages resulting from contractor/renter=s operations, acts, omissions or negligence. Insurance coverage obtained in the minimum amounts specified above shall not relieve contractor/renter of liability in excess of such minimum coverage, nor shall it preclude the fair from taking other actions available to it under contract documents or by law, including, but not limited to, actions pursuant to contractor/renter=s indemnity obligations.
4. Certified Copies of Policies - Upon request by fair, contractor/renter shall immediately furnish a complete copy of any policy required hereunder, with said copy certified by the underwriter to be a true and correct copy of the original policy.

III. Participant Waivers

For hazardous participant events, the contractor/renter agrees to obtain a properly executed Release and Waiver of Liability Agreement (CFSA Form "Release. Lib") from each participant prior to his/her participation in the events sponsored by contractor/renter. Hazardous participant events include but are not limited to any event within the following broad categories: Athletic Team Events; Equestrian-related Events; Motorized Events; Rodeo Events; and Wheeled Events, including bicycle, skates, skateboard, or scooter. Contact California Fair Services Authority at (916) 921-2213 for further information.

State of California
Division of Fairs & Expositions

**Standard Contract Terms and Conditions
(F-31, Rental Agreement)**

1. Contractor, by signing this contract, does swear under penalty of perjury that no more than one final unappealable finding of contempt of court by a Federal Court has been issued against contractor within the immediately preceding two-year period because of the contractor's failure to comply with an order of a Federal Court which orders the Contractor to comply with an order of National Labor Relations Board (Public Contract Code Section 10296).
2. Contractor shall provide a worker's compensation insurance certificate if worker's compensation is required for this contract. This determination will be made by the fair.
3. If, during the performance of this agreement, a dispute arises between the contractor and Fair Management which cannot be settled by discussion, the contractor shall submit a written statement within eight hours of the incident giving rise to the dispute to Fair Management. A decision by Fair Management shall be made to the contractor within four hours, in writing, and shall be final and conclusive. Contractor shall continue to perform contract requirements without interruption during the dispute period.
4. It is understood and agreed that this contract shall be governed by the laws of the State of California both as to interpretation and performance.
5. During the performance of this contract, contractor and its subcontractors shall not unlawfully discriminate, harass, or allow harassment, against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, and denial of family care leave. Contractors and subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination and harassment. Contractors and subcontractors shall comply with the provision of the Fair Employment and Housing Act (Gov. Code Section 12900, et seq.) and the applicable regulations of the Fair Employment and Housing Commission implementing Gov. Code section 12990 (a-f), set forth in Ch. 5 of Div. 4 of Title 2 of the CA Code of Regulations are incorporated into this contract by reference and made part hereof as if set forth in full. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. This contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this contract.
6. Contractor by signing this contract hereby certifies, unless specifically exempted, compliance with Gov. Code Section 12990 (a-f) and CA Code of Regulations, Title 2, Div. 4, Ch. 5 in matters relating to reporting requirements and the development, implementation and maintenance of a Nondiscrimination Program. Prospective contractor agrees not to unlawfully discriminate, harass or allow harassment against any employee or applicant for employment because of sex, race, color ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, and denial of family care leave.
7. Payment to be made in advance unless otherwise specified.
8. The Fair reserves the right to make all decisions regarding use of the property, unless otherwise agreed.
9. By signing this contract, Contractor assures the state that it complies with the Americans with Disabilities Act (ADA) of 1990, (42 U.S.C. 12101 et seq.), which prohibits discrimination on the basis of disability, as well as applicable regulations and guidelines issued pursuant to the ADA.