



CITY OF GARDEN GROVE

OFFICE OF THE CITY CLERK

*Safeguard all official records of the City.
Conduct municipal elections and oversee legislative administration.
Provide reliable, accurate, and timely information to the
City Council, staff, and the general public.*

January 17, 2018

Garden Grove Dog and Cat Hospital, Inc.
10822 Garden Grove Boulevard
Garden Grove, CA 92843

Attention: Mark D. Malo, D.V.M.

Enclosed is copy of the fully executed Revocable License Agreement by and between the City of Garden Grove and Garden Grove Dog and Cat Hospital, Inc., to use the property owned by the City located at 13042 Century Avenue, for employee and customer parking.

Sincerely,

Teresa Pomeroy, CMC
City Clerk

By: 
Liz Vasquez
Deputy City Clerk

Enclosure

c: Finance Department
Finance Department/Purchasing
City Manager's Office

Steven R. Jones
Mayor

Phat Bui
Mayor Pro Tem - District 4

Kris Beard
Council Member - District 1

John R. O'Neill
Council Member - District 2

Thu-Ha Nguyen
Council Member - District 3

Stephanie Klopfenstein
Council Member - District 5

Kim Bernice Nguyen
Council Member - District 6

REVOCABLE LICENSE AGREEMENT

This Revocable License Agreement is made as of December 2017 ("License"), by and between the **CITY OF GARDEN GROVE** ("City") and **GARDEN GROVE DOG AND CAT HOSPITAL, INC.**, a California corporation ("Licensee").

WHEREAS, the Licensee has requested the use of property owned by the City of Garden Grove located at **13042 Century Avenue**, also known by Assessor's Parcel Numbers 09909114, in the City of Garden Grove, State of California ("Site") for the parking of the Licensee's employees' and customers' vehicles; and

WHEREAS, the City of Garden Grove is willing to give to Licensee a short term license to use the Site strictly in accordance with the terms and conditions of this License;

NOW, THEREFORE, the parties agree as follows:

1. Site. The Site is located at **13042 Century Avenue**, known by Assessor's Parcel Numbers 09909114. The Site contains approximately 7,616.16 square feet of unimproved land.
2. Permit to Enter the Site. The City of Garden Grove grants to Licensee a nonexclusive revocable license to enter and use the Site for the sole purpose set forth in Section 5 hereof and for no other purpose, subject to Licensee's compliance with all of the terms of this License. Licensee shall not permit any other person, except Licensee's employees, customers and agents, to enter or use the Site without the City of Garden Grove's prior written consent. Licensee acknowledges and agrees that it is not a tenant on the Site and any rights or benefits which may accrue to Licensee by reason of execution of this License or use of the Site shall solely be those of a licensee and not a tenant.
3. Consideration/License Fee. In consideration for this License, Licensee agrees to clean up and maintain the Site in a clean and sanitary condition, free of debris, weeds and vermin consistent with local regulations pursuant to Sections 7 and 8 hereof. Licensee also agrees to pay a monthly fee to the CITY in the amount of two hundred fifty dollars (\$250).
4. Term. This License is valid for a term beginning December 2017 and shall continue until the Site is no longer needed for the purposes set forth in Section 5 hereof, or until either party gives a 30-day notice of termination. This License Agreement is on a month to month basis.
5. Use. The Premises shall be used solely for the parking of the Licensee's employees' and customers' motor vehicles and for no other use.
6. Security Deposit. Licensee shall pay to City a security deposit of five hundred dollars (\$500.00) prior to delivery of possession of the Premises to Licensee ("Security Deposit"). The Security Deposit shall be returned to Licensee within thirty (30) days after the termination of this License Agreement if the Premises are left in the condition required by this License Agreement and Licensee is not otherwise in default hereunder.

7. Regulations. Licensee shall obtain, at its sole cost and expense, all governmental permits and authorizations of whatever nature required by any governmental agencies having jurisdiction over Licensee's use of the Site. Licensee, at its sole cost, will comply with all applicable governmental laws and regulations. Licensee will also comply with any and all reasonable rules and regulations promulgated by the City, but not limited to, those attached to this License Agreement as Exhibit A and incorporated herein by reference.
8. Condition and Maintenance of Site. Licensee shall maintain the Premises in a neat, clean, orderly and safe condition and shall be responsible for any damage done in or to the Premises caused by Licensee or its employees, agents, or contractors. Upon termination of this License Agreement, Licensee shall peaceably surrender and quit the Premises in good order, condition and repair, reasonable wear and tear, excepted only and, at its expense, shall remove all of its trade fixtures and personal property and repair any damage to the Premises occasioned by removal of these items.
9. Improvements. Licensee, its employees, agents or contractors shall construct no structure, sign or other improvement of any kind on the Site without the prior written approval of the City in each case notwithstanding installation of improvements for dust, water, and noise control pursuant to Sections 7 and 8. Licensee shall submit plans and specifications to the City for approval in each instance. Approval may be withheld, at the City's sole discretion. No changes, modifications or alterations from approved plans and specifications may be made without the City's prior written approval. No approval by the City of any plans or specifications shall constitute (i) approval of architectural or engineering sufficiency or representation, or (ii) warranty by the City as to the adequacy or sufficiency of the plans and specifications or the improvements contemplated for Licensee's use or purpose. The City, by approving the plans and specifications, assumes no responsibility or liability for any defect in any improvements constructed on the basis of the plans and specifications.
10. Liens. Licensee shall not permit to be placed against the Site, or any part of the Site, any mechanics', materialmen's, contractors' or subcontractors' liens. Licensee shall indemnify, defend and hold the City harmless from all liability for any and all liens, claims and demands, together with the costs of defense and reasonable attorneys' fees related to same. Notwithstanding anything to the contrary set forth above, if Licensee in good faith desires to contest the validity of any lien, then Licensee shall procure, record and furnish to the City a surety bond or other security satisfactory to the City in an amount equal to at least one and one-half (1 1/2) times the amount of the contested lien, claim or demand, which bond or other security shall discharge the lien of record and hold the Site free from the effect of the lien or claim. The City reserves the right, at any time and from time to time, to post and maintain on the Site, any portion thereof or on the improvements on the Site any notices of non-responsibility or other notice as may be desirable to protect the City against liability. In addition to and not in limitation of the City's other rights and remedies under this License, should Licensee fail, within ten (10) days of a written request from the City, either to discharge any lien or claim related to Licensee's use of the Site or to bond for any lien or claim as provided above, or to indemnify, hold harmless and defend the City from and against any loss, damage, injury, liability or claim arising out of Licensee's use of the Site as provided above, then the City, at its option, may elect to pay any lien, claim, loss, demand, injury,

liability or damages, or settle or discharge any action or satisfy any judgment and all costs, expenses and attorneys' fees incurred in doing so shall be paid to the City by Licensee upon written demand, together with interest thereon at the rate of ten percent (10%) per annum from the date incurred or paid through and including the date of payment.

11. Indemnity. Licensee shall indemnify, defend and hold the City of Garden Grove ("City") harmless from any loss, damage, injury, accident, casualty, liability claim, cost or expense (including, but not limited to, reasonable attorney's fees) of any kind or character to any person or property arising from or related to any act or omission of Licensee, its employees, agents or contractors. The City shall not be responsible for any loss or theft of any property on the Site. Licensee waives all claims or demands against the City for any loss, damage, or injury to Licensee or Licensee's property and agrees to so indemnify and hold the City harmless.
12. Insurance. Prior to entering the Site and at all times during the Term, Licensee, at its sole expense, shall maintain a policy or policies of insurance with a reputable insurance company acceptable to the City, meeting the requirements set forth in Exhibit B attached hereto and incorporated herein by reference. Licensee shall, prior to entering into possession of the Site, deliver to City certificates of insurance evidencing same.
13. Termination and Remedies. This License may be terminated or revoked for any reason by the City following thirty (30) days' written notice. The City incurs no liability whatsoever for termination of this License at any time. If Licensee is in breach of any of its obligations under this License and fails to cure such breach within forty-eight (48) hours of receipt of written notice from the City specifying the nature of the breach (or commence to cure and diligently pursue such cure to completion if such cure takes over forty-eight (48) hours), the City shall have the right to terminate this License by written notice to Licensee.

Upon termination or revocation of the License, Licensee agrees to vacate the Site and to surrender this License on or before the termination date specified by the City. The City may at its election remove any of Licensee's vehicles, supplies or equipment left on the Site after the termination date, and the City shall have no obligation to insure the safekeeping or storage of any items removed from the Site by the City. In addition to the foregoing, in the event of termination due to a breach by Licensee of any provision of this License, the City may also seek all other remedies available at law or in equity including, but not limited to, a suit for damages or an action for specific performance or injunction. All remedies provided in this License or by law or in equity shall be cumulative and nonexclusive.
14. Inspection. The City and its representatives, employees, agents or independent contractors may enter and inspect the Site or any portion of the Site or any improvements on the Site at any time and from time to time.
15. Non-assignment. Licensee may not assign, sublet or otherwise transfer its interest under this License. Any attempted assignment, sublet or transfer made in violation of this provision shall be null and void.

16. Costs of Enforcement. If it is necessary for either party to employ an attorney to commence an action to enforce any of the provisions of this License, the nonprevailing party agrees to pay all costs of such action including, but not limited to, court costs and reasonable attorneys' fees.
17. Notices. All notices, consents, submissions for approvals, approvals, requests, demands and other communications provided for in this License shall be in writing and shall be deemed to have been duly given and received if and when personally served or forty-eight (48) hours after being deposited in the United States mail, registered, return receipt requested, postage prepaid, addressed to the intended party at:

CITY OF GARDEN GROVE:

City of Garden Grove
Attention: Shawn Park
11222 Acacia Parkway
Garden Grove, CA 92842

LICENSEE:

Garden Grove Dog and Cat Hospital
10822 Garden Grove Boulevard,
Garden Grove CA 92843
Attention: Mark D. Malo, D.V.M

18. Miscellaneous. This License constitutes the entire agreement between the City and Licensee pertaining to the subject matter of this License and supersedes all prior and contemporaneous agreements, representations, and understandings of the City and Licensee, oral or written. No supplement, modification or amendment of this License shall be binding unless in writing and executed by Licensee and the City. No waiver of any provision of this License shall constitute a continuing waiver or waiver of any other provision. This License shall be construed and enforced in accordance with, and governed by, the laws of the State of California. The headings of this License are for purposes of reference only and shall not limit or define the meaning of any provision. This License may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument. Neither this License nor a short form memorandum of this License shall be filed or recorded in any public office.
19. Non-Discrimination. Licensee covenants that there shall be no discrimination against or segregation of any person, group, or employees due to race, color, creed, religion, sex, marital status, age, handicap, national origin, or ancestry, in any action or activity pursuant to this license.
20. Relocation Benefits. Licensee acknowledges that it is not and shall not be eligible for relocation assistance or benefits, or any claims, costs or obligations related in any manner thereto. Licensee hereby knowingly waives all notices of termination that may be required

pursuant to California Government Code section 7260, et. seq., or any other displacement, acquisition or relocation laws or regulations, and waives all rights such relocation benefits, assistance and/or other compensation of whatever kind or nature.

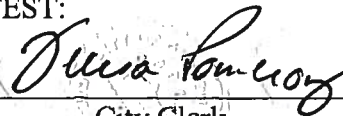
(SIGNATURES ON THE FOLLOWING PAGE)

The City and Licensee have executed this instrument as of the date first above written.

CITY OF GARDEN GROVE

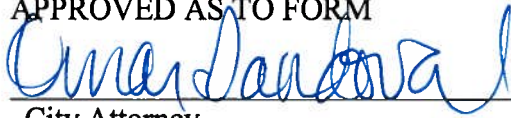
By: 
City Manager

ATTEST:

By: 
City Clerk

Date: 11/17/17

APPROVED AS TO FORM


City Attorney

LICENSEE

By: MARK MALO

Its: _____

By: 

Its: _____

EXHIBIT A

RULES AND REGULATIONS

Licensee, its employees, and agents shall abide by the following rules and regulations ("Rules") and any modifications and additions to these Rules at any time made.

1. Hours of Operation. Licensee will receive notification from City Manager or his designee of the minimum business hours it shall maintain during the term of the License.
2. Hazardous Materials. Licensee shall not store or stockpile or permit to be stored or stockpiled upon the Site any chemicals, unhealthy substances, pesticides, explosive materials, corrosive substances or other hazardous materials. The term "Hazardous Materials" shall mean (i) any "hazardous Substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. Section 9601 et seq.), as amended from time to time, and regulations promulgated thereunder; (ii) any "hazardous substance" as defined by the Carpenter-Presley-Tanner Hazardous Substance Account Act (California Health and Safety Code Sections 25300 et seq.), as amended from time to time, and regulations promulgated thereunder; (iii) asbestos; (iv) polychlorinated biphenyls; (v) petroleum, oil, gasoline (refined and unrefined) and their respective by-products and constituents; and (vi) any other substance, whether in the form of a solid, liquid, gas or any other form whatsoever, which by any "Governmental Requirements" either requires special handling in its use, transportation, generation, collection, storage, treatment or disposal, or is defined as: "hazardous" or "harmful to the environment."
3. Condition of Site. Licensee shall keep the Site in a clean and sanitary condition satisfactory to the Successor Agency at all times during the term of this License. No dust, offensive or refuse matter, nor substance constituting an unnecessary, unreasonable or unlawful hazard or material detrimental to the public health shall be permitted or remain thereon, and Licensee shall prevent any such matter or material from accumulating in the Site. Licensee shall use best management practices to eliminate to the extent practicable the generation of dust on the Site as a result of Licensee's activity on the Site or as otherwise directed by the Successor Agency or any other regulatory agency.
4. Signs. No sign or advertisement display shall be inscribed, painted or affixed by Licensee on any part of the Site without the prior written consent of the City Manager or his designee.
5. Conflict of Rules with License. If there is any conflict, inconsistency or ambiguity between these Rules and the License, the provisions of the License shall control and prevail.

EXHIBIT B

INSURANCE REQUIREMENTS

1. COMMENCEMENT OF WORK. Licensee shall not take possession of the Site of the Property under this License until all certificates and endorsements have been received and approved by the City of Garden Grove. All insurance required by this License shall contain a Statement of Obligation on the part of the carrier to notify the City of any material change, cancellation, or termination at least thirty (30) days in advance.
2. WORKERS COMPENSATION INSURANCE. For the duration of this License, Licensee, its contractors and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable. The insurer shall waive its rights of subrogation against the City of Garden Grove, its officers, officials, agents, employees, and volunteers.
3. INSURANCE AMOUNTS. Licensee shall maintain the following insurance for the duration of this Agreement:
 - (a) Commercial general liability in an amount not less than \$1,000,000 per occurrence; **(claims made and modified occurrence policies are not acceptable)**; Insurance companies must be acceptable to Successor Agency and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the City.
 - (b) Automobile liability in an amount not less than \$1,000,000 combined single limit; **(claims made and modified occurrence policies are not acceptable)**; Insurance companies must be acceptable to the City and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the City.

An Additional Insured Endorsement, **ongoing and completed operations**, for the policy under section 3 (a) shall designate the City of Garden Grove, its officers, officials, agents, employees, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the Licensee. Licensee shall provide to the City proof of insurance and endorsement forms that conform to the City's requirements, as approved by the City.

An Additional Insured Endorsement for the policy under section 3 (b) shall designate the City of Garden Grove, its officers, officials, agents, employees, and volunteers as additional insureds for automobiles owned, leased, hired, or borrowed by the Licensee. Licensee shall provide to the City proof of insurance and endorsement forms that conform to the City's requirements, as approved by the City.

For any claims related to this Agreement, Licensee's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, or volunteers shall be excess of the Licensee's insurance and shall not contribute with it.



GARGR-1

OP ID: DT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/01/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Veterinary Ins. Services Co. <i>Dian Thomas</i> CA License #0F84180 1400 River Park Drive, #180 Sacramento, CA 95815 Kathy R. Noe, CPCU, ARM -VP	888-762-3143 CONTACT NAME: Dian Thomas PHONE (A/C, No, Ext): 888-762-3143 ✓ FAX (A/C, No): 916-921-2266 E-MAIL ADDRESS: dthomas@vpsc-ins.com ✓																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Allianz Global/Fireman's Fund <i>At, XV</i></td> <td></td> </tr> <tr> <td>INSURER B:</td> <td>Preferred Employers Ins <i>At, XV</i></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td>AllianzGlobal/FFIC NAIC#21849 <i>At, XV</i></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td>Preferred Empl. NAIC#10900 <i>At, XV</i></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Allianz Global/Fireman's Fund <i>At, XV</i>		INSURER B:	Preferred Employers Ins <i>At, XV</i>		INSURER C:			INSURER D:	AllianzGlobal/FFIC NAIC#21849 <i>At, XV</i>		INSURER E:	Preferred Empl. NAIC#10900 <i>At, XV</i>		INSURER F:	
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INSURED Garden Grove Dog & Cat Hosp Animal Inns of America Leslie S. Malo & Ardyce L. Malo Brent Hess DVM & Mark Malo DVM 10822 Garden Grove Blvd. Garden Grove, CA 92843																					

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER	X	AZC80917574	07/01/2017	07/01/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Emp Ben. \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		MZA80325984	07/01/2017	07/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	CTN164022-1	07/01/2017	07/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Leased Parking lot located at 10782 Garden Grove Blvd. and 13042 Century Blvd, Garden Grove, CA
 The insurance provided under this policy is primary if required by written insured contract.
 30 Days NOC/10 Days NOC for nonpayment of premium

Revised and approved as to insurance language and/or requirements.
Wendy M. Jay
 Risk Management
 12-13-17

CERTIFICATE HOLDER **CANCELLATION**

City of Garden Grove P.O. Box 3070 Garden Grove, CA 92842-3070	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Kathy R. Noe, CPCU, ARM -VP <i>Kathy R. Noe</i>
----------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Additional Insured - Manager or Lessors of Premises – AB 04 02 A 09 94
Policy Amendment Section II

Insured: Garden Grove Dog & Cat Hospital
Animal Inns of America
Leslie S. Malo & Ardyce L. Malo, Trustees of
The Malo Family Trust

Policy Number: AZC80917574

Producer : Veterinary Ins Services Co.

Effective Date: 07/01/17

Schedule

Designation of Premises (Part Leased to You)

***Parking Lot located at 10782 Garden Grove Blvd and
13042 Century Blvd, Garden Grove, CA 92843***

Reviewed and approved as to insurance language
and/or requirements.

Heidi M. Jay
Risk Management
1-12-18

Name of Person or Organization (Additional Insured)

***City of Garden Grove, its officers, officials, employees, volunteers and agents are included as
additional insureds as respects General Liability.***

***The insurance under this policy is primary if required by written contract
30 Days Notice of Cancellation/10 Days Notice of Cancellation for nonpayment of premium***

(If no entry appears above, information required to complete this Endorsement will be shown in the Declarations
as applicable to this Endorsement)

The following is Added to Part I – WHO IS AN IN-
SURED in the Business Liability Section of this policy

5. The person or organization shown in the Schedule
is also an insured, but only with respects to liability
Arising out of the ownership, maintenance or use
of that part of the premises leased to you and shown
in the Schedule.

6. The following exclusions are added to Part H. -
Exclusion:

This insurance does not apply to:

- a. Any occurrence that takes place after you
cease to be a tenant in the premises described
in the Schedule.
- b. Structural alterations, new construction or
demolition operations performed by or for the
person or organization designated in the
Schedule.

All other terms and conditions of the policy apply.

This form must be attached to Change Endorsement when issued after the policy is written.
One of the Fireman's Fund Insurance Companies as named in the policy.

Kathy R. Rose
Authorized Agent

8/1/2017
Date

Reviewed and approved as to insurance language
and/or requirements.

Heidi M. Jay
Risk Management
12-13-17