



Williams Scotsman, Inc.
 11811 Greenstone Avenue
 Santa Fe Springs, CA 90670-4628

Your Williams Scotsman Representative
 Jose Leal
Phone: (562)903-9200
Fax: 562-903-9210
Email: jaleal@willscot.com
Toll Free: 800-782-1500

Contract Number:1082178
Revision: 1
Date:

Lease Agreement Summary - Q#1082178

| | | |
|-------------------------------|----------------------------------|-------------------------|
| Lessee: | Contact: | Ship To Address: |
| The Accelerated Schools | Tom Nizetich | 4045 Woodlawn Avenue |
| 4000 S Main Street | 4000 S Main Street | LOS ANGELES, CA |
| Los Angeles, California 90037 | Los Angeles, CA 90037 | 90037 US |
| | Phone: 323-235-6343 | |
| | Fax: | |
| | Email: tnizetich@accelerated.org | |

Product Descriptions

| QTY | PRODUCT |
|-----|---------|
| 4 | CL4024 |

Pricing Summary - All Options (excluding taxes)

| | |
|--|---------------------|
| MONTHLY CHARGES: | \$5,708.00 |
| INITIAL FEES: | \$40,400.10 |
| FINAL CHARGES: | \$21,290.20 |
| TOTAL CHARGES WITH ALL OPTIONS: | \$267,178.30 |

Comments

Units and floorplans are subject to availability. This quote was created based on regular wages (non-prevailing/non-union/non-PLA).



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| Lessee: 21204109 The Accelerated Schools 4000 S Main Street Los Angeles, California, 90037 | Contact: Tom Nizetich 4000 S Main Street Los Angeles, CA, 90037 Phone: 323-235-6343 Fax: | Ship To Address: 4045 Woodlawn Avenue LOS ANGELES, CA, 90037 |
| | | Delivery Date(on or about): 9/25/2019 |

E-mail: tnizetich@accelerated.org

| Rental Pricing Per Month | Quantity | Price | Extended |
|---|--|----------|-------------------|
| 40x24 Classroom (36x24 Box) Unit Number: | 1 | \$732.00 | \$732.00 |
| Prem OSHA Step & Canopy | 1 | \$73.00 | \$73.00 |
| Prop Damage Waiver (11/12) | 2 | \$70.00 | \$140.00 |
| ADA/IBC Ramp-switchback & step | 1 | \$377.00 | \$377.00 |
| Window/Door Security Bundle - 40+ | 1 | \$23.00 | \$23.00 |
| General Liability CL - Allen Insurance | 1 | \$38.00 | \$38.00 |
| Data Hub Rental | 1 | \$44.00 | \$44.00 |
| Minimum Lease Term: 36 Months | Total Monthly Building Charges: | | \$732.00 |
| | Other Monthly Charges: | | \$695.00 |
| | Total Rental Charges Per Month: | | \$1,427.00 |

| Delivery & Installation | Quantity | Price | Extended |
|--------------------------------|---|------------|--------------------|
| CA Transport Delivery Fee | 2 | \$100.00 | \$200.00 |
| Foundation / Tiedown Plans | 1 | \$1,125.00 | \$1,125.00 |
| Ramp - Delivery & Installation | 1 | \$1,541.14 | \$1,541.14 |
| Tiedowns into dirt | 18 | \$79.93 | \$1,438.74 |
| Block and Level | 1 | \$2,705.59 | \$2,705.59 |
| Delivery Freight | 2 | \$436.00 | \$872.00 |
| Wood skirting | 120 | \$17.81 | \$2,137.20 |
| | Total Delivery & Installation Charges: | | \$10,019.67 |

| Final Return Charges* | Quantity | Price | Extended |
|----------------------------|-------------------------------|------------|-------------------|
| CA Transport Return Fee | 2 | \$100.00 | \$200.00 |
| Tiedown-Dirt Removal | 18 | \$31.74 | \$571.32 |
| Skirting Removal - Wood LF | 120 | \$4.68 | \$561.60 |
| Ramp - Knockdown & Return | 1 | \$1,292.57 | \$1,292.57 |
| Teardown | 1 | \$1,825.06 | \$1,825.06 |
| Return Freight | 2 | \$436.00 | \$872.00 |
| | Due On Final Invoice*: | | \$5,322.55 |

Total Charges Including (36) Month Rental, Delivery, Installation & Return:** \$66,714.22

| Summary of Charges | | | |
|--------------------|-----------|------------------------------------|--------|
| Model: CL4024 | QUANTITY: | Total Charges for () Building(s): | \$0.00 |



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| Window/Door Security Bundle - 40+ | 1 | \$23.00 | \$23.00 |
| General Liability CL - Allen Insurance | 1 | \$38.00 | \$38.00 |
| Data Hub Rental | 1 | \$44.00 | \$44.00 |
| Minimum Lease Term: 36 Months | Total Monthly Building Charges: | | \$732.00 |
| | Other Monthly Charges: | | \$695.00 |
| | Total Rental Charges Per Month: | | \$1,427.00 |

| Delivery & Installation | Quantity | Price | Extended |
|--------------------------------|---|------------|-------------|
| CA Transport Delivery Fee | 2 | \$100.00 | \$200.00 |
| Site Engineered Drawings | 1 | \$1,285.71 | \$1,285.71 |
| Ramp - Delivery & Installation | 1 | \$1,541.14 | \$1,541.14 |
| Tiedowns into dirt | 18 | \$79.93 | \$1,438.74 |
| Block and Level | 1 | \$2,705.59 | \$2,705.59 |
| Delivery Freight | 2 | \$436.00 | \$872.00 |
| Wood skirting | 120 | \$17.81 | \$2,137.20 |
| | Total Delivery & Installation Charges: | | \$10,180.38 |

| Final Return Charges* | Quantity | Price | Extended |
|----------------------------|-------------------------------|------------|------------|
| CA Transport Return Fee | 2 | \$100.00 | \$200.00 |
| Tiedown-Dirt Removal | 18 | \$31.74 | \$571.32 |
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| | Due On Final Invoice*: | | \$5,322.55 |

Total Charges Including (36) Month Rental, Delivery, Installation & Return:** \$66,874.93

| Summary of Charges | | | |
|--------------------|-----------|------------------------------------|--------|
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INSURANCE REQUIREMENTS ADDENDUM

Lessee:The Accelerated Schools

Pursuant to Section 13 of the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

1. **Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
2. **Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

Commercial General Liability Insurance

Lessee is providing Commercial General Liability Insurance in accordance with the requirements set forth Section 13 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

Commercial Property Insurance

Lessee: is providing Commercial Property Insurance in accordance with the requirements set forth Section 13 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If **Lessee:** fails to deliver the required certificate of insurance, **Lessee:** understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.



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Clarifications

***Final Return Charges are estimated and will be charged at Lessor's market rate at time of return for any Lease Term greater than twelve (12) months. **All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsible for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise affect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

Please note the following important billing terms:

- In addition to the first month rental and initial charges, last month rent for building, other monthly rentals/service (excluding last month for General Liability Insurance and Property Damage Waivers), will be billed on the initial invoice. Any amounts prepaid to Williams Scotsman will be credited on the final invoice.
- Invoices are due on receipt, with a twenty (20) day grace period. Interest will be applied to all past due amounts.
- Invoices are due on receipt, with a twenty (20) day grace period. Late fees will be applied to all past due amounts.
- Williams Scotsman preferred method of payment is ACH. Payments made by check are subject to a Paper Check Fee, charged on the next invoice following payment by check.
- Williams Scotsman preferred method of invoicing is via electronic transmission. Customers are encouraged to provide an email address or use BillTrust. Invoices sent standard mail are subject to a paper invoice fee, charged on the following invoice.

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (08-01-15) located on Lessor's internet site (<http://www.willscot.com/support/terms-conditions>) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby.

Invoicing Options (select one)

Paperless Invoicing Option
 Williams Scotsman prefers electronic invoicing, an efficient, convenient and environmentally friendly process. To avoid fees, provide us with the proper email address for your invoices.

A/P Email: _____
 A/P Email on File: _____

Standard Mail Option
 Customer prefers to receive paper invoice via mail. Fees may apply. Invoices will be mailed to:

4000 S Main Street
 Los Angeles California 90037

Enter a new billing address: _____

Signatures

| | | | |
|-----------------|-------------------------|----------------|-------------------------|
| Lessee:: | The Accelerated Schools | Lessor: | Williams Scotsman, Inc. |
| Signature: | | Signature: | |
| Print Name: | | Print Name: | |
| Title: | | Title: | |
| Date: | | Date: | |
| PO# | | | |

PLEASE RETURN SIGNED AGREEMENT TO: LAXLeases@willscot.com



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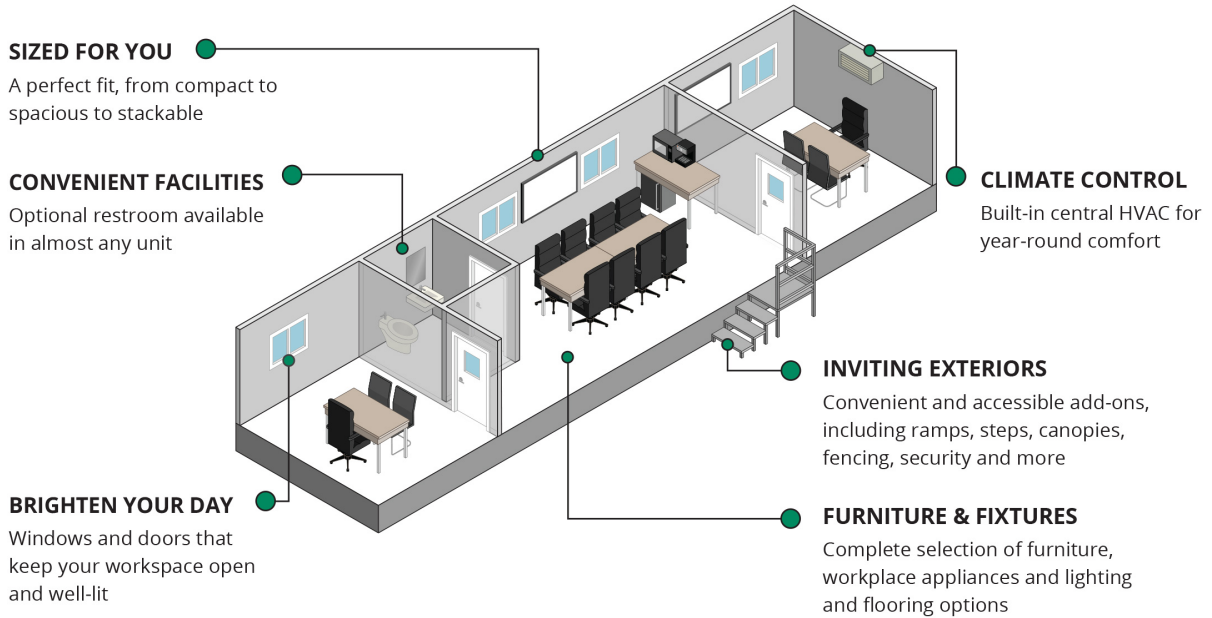
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WILLIAMS SCOTSMAN: THE FULLY STREAMLINED SPACE SOLUTION

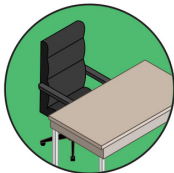
When it's time to be productive on a project, you need temporary space that's as ready as you are. Our modular solutions are complete to the last detail, so you can forget about building logistics and focus on the job at hand.

One call to Williams Scotsman and you're ready to work.

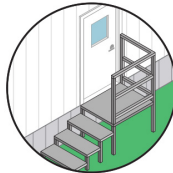


READY-TO-WORK OPTIONS

Our in-house selection of amenities not only outfits your space for comfort, security and productivity – it also eliminates extra work for you.



FURNITURE



EXTERIORS



APPLIANCES



COVERAGE



TECH SOLUTIONS