

**CHARTER SCHOOL FACILITIES PROGRAM
FUNDING AGREEMENT**

Between the State of California,

and

Nord Country School (CDS Code #04-61424-0110551)

a California Charter School

ARTICLE I – PURPOSE

- A. This Funding Agreement (“Agreement”) is made and entered into as of _____, 2015 (“Effective Date”) by and between the State Allocation Board and the California School Finance Authority (individually or collectively referred to as the “State”) and Nord Country School, CDS Code #04-61424-0110551, as assigned by the California Department of Education, a California Charter School operating as a non-profit public benefit corporation in accordance with Education Code Section 47604 (“Charter School”). The provisions of this Agreement shall be effective from and after the Effective Date until all duties and obligations of the parties are carried out.
- B. The Charter School has applied to the State for financing of its charter school facilities project (“Project”) under the Charter School Facilities Program (“CSFP”) established pursuant to Article 12 of Chapter 12.5 of Part 10 of the Education Code and the regulations for its implementation provided in California Code of Regulations, Title 4, Section 10151 et seq., and California Code of Regulations, Title 2, Section 1859.160 et seq.
- C. The Charter School’s Project may involve the purchase of real property or the purchase of real property and construction of all improvements, repairs, replacements, substitutions, and modifications located or to be constructed on the property, or the construction of all improvements, repairs, replacements, substitutions, and modifications located or to be constructed on real property that the Charter School has acquired previously (“Facilities”).
- D. This Agreement is being entered into in accordance with the requirements of the CSFP. To the extent the Agreement is inconsistent with or in conflict with the provisions of the CSFP, the CSFP shall prevail.

- E. The terms of this Agreement may not be waived, altered, modified, supplemented, or amended in any manner except in writing, upon the agreement of the parties, or except as otherwise permitted by law. This Agreement may be amended, or a new agreement executed, as necessary, upon the application of the Charter School and the approval by the State of a final apportionment.

ARTICLE II – FINANCING OF THE CHARTER SCHOOL’S PROJECT

2.1 Fifty Percent Local Matching Share Obligation

A. Payments

1. The Charter School’s application for preliminary, advance, and/or final apportionment for the Project has been approved by the State. The State will provide as a grant funding for fifty percent (50%) of the approved costs for the Project, and the Charter School is responsible for a local matching share of fifty percent (50%) of the approved costs for the Project. The final apportionment amount will be reduced by any amounts received by the Charter School through any advance apportionment(s). The Charter School’s final apportionment is contingent upon the Charter School paying its 50% local matching share obligation by making payments to the State pursuant to this Agreement. The amounts of the preliminary, advance, and/or final apportionment are set forth in Exhibit A of this Funding Agreement.
2. The Charter School will make its payments to the State through the use of the intercept mechanism as described in Section 17199.4 of the Education Code. The Charter School shall comply with all provisions in this section prior to any funds being released.
3. The Charter School will repay the State by making annual, semi-annual, or monthly payment installments, in arrears, as provided for in the Payment Schedule developed in compliance with section 2.1(D) of this Agreement. The amount shall include interest on the unpaid principal balance at the interest rate prescribed in Section 17078.57(a)(1)(D) and (E) of the Education Code.
4. Payments will be applied first to accrued but unpaid interest, then to the unpaid principal balance. Early or late payments will be treated as having been made on the due date for purposes of allocating the payment between interest and the principal balance.
5. Payments may be prepaid in whole or in part at any time before the end of the payment term without penalty.
6. Payments shall be made directly to the State Allocation Board for deposit into the respective 2002, 2004 or 2006 Charter School Facilities Account, or as otherwise directed by the State in writing.

B. Late Payments

The failure to make a payment on time will cause the State to incur costs not contemplated by the parties when entering into this Agreement, the exact nature and amount of which would be extremely difficult and impracticable to ascertain. Accordingly, on the fifteenth (15) day after a payment is due, the Charter School may be assessed, by way of damages, a late charge in an amount equal to five percent (5%) of the past due amount. The parties agree that this late charge represents a fair and reasonable estimate of the costs incurred by the State as the result of a late payment, and the Charter School agrees to immediately pay the late charge. The State's acceptance of late charges will not constitute a waiver of default with respect to the overdue payment, and will not prevent the State from exercising any other rights available under this Agreement. The Charter School will pay a late charge only once on any late payment. The late charges will be deposited into the 2002, 2004, or 2006 Charter School Facilities Account.

C. Payment Period

The payment period shall commence ("Commencement Date") upon the later to occur: (1) the Effective Date; or (2) after one full year of beneficial occupancy of the Facilities or the issuance of a certificate of occupancy by the Division of the State Architect, whichever is earlier. The period shall end thirty (30) years following the Commencement Date, or when paid in full.

D. Payment Schedule

1. Within thirty (30) calendar days of the start of the Charter School's operations, the parties will execute a letter confirming the Commencement Date, the Expiration Date, the payment terms, and other such terms, including a schedule of payments ("Payment Schedule") which shall be attached to this Agreement and incorporated herein as Exhibit "B".
2. The State shall establish the Payment Schedule in accordance with Education Code Section 17078.57 and California Code of Regulations, Title 4, Section 10158. The Payment Schedule may be amended, at the State's discretion, where the Charter School has demonstrated financial hardship to the State's satisfaction and the State has determined that the Charter School continues to be financially sound. The Payment Schedule shall not be extended beyond thirty (30) years from the date of disbursement of funds.

E. Payments To Be Unconditional

Except as expressly provided for in this Agreement, any present or future law to the contrary notwithstanding, this Agreement shall not terminate, nor shall the Charter School be entitled to any abatement, suspension, deferment, reduction, setoff, counterclaim, or defense with respect to the payments, nor shall the

obligations of the Charter School be affected (except as expressly permitted) by reason of:

1. any failure of the Facilities or any part thereof to be delivered or installed; any defects, malfunctions, breakdowns, or infirmities in the Facilities; any accident or unforeseen circumstances, or any damage to or destruction of the Facilities, or any part thereof;
2. any taking of the Facilities, or any part thereof, or interest therein by condemnation or otherwise;
3. any prohibition, limitation, restriction, or prevention of the Charter School's use, occupancy, or enjoyment of the Facilities, or any part thereof, or any interference with such use, occupancy, or enjoyment by any person for any reason;
4. any title defect, lien, or any other matter affecting title to the Facilities;
5. any eviction by paramount title or otherwise;
6. any default by the Charter School;
7. any action for bankruptcy, insolvency, reorganization, liquidation, dissolution, or other proceeding relating to or affecting this Agreement or the Charter School;
8. the impossibility or illegality of performance by the Charter School;
9. any action of any governmental authority or any other person;
10. the Charter School's acquisition of ownership of all or part of the Facilities;
11. breach of any warranty or representation with respect to the Facilities;
12. any defect in the condition, quality, or fitness for use of the Facilities;
13. any other cause or circumstance similar or dissimilar to the foregoing, and whether or not the Charter School has notice or knowledge of any of the foregoing;
14. Notwithstanding the above, nothing in this section shall affect a Charter School's rights and obligations pursuant to Education Code Section 17078.62 if the Charter School ceases to use the Facilities after a revocation and/or non-renewal.

F. Acceptance and Application of Payment; Not Accord and Satisfaction

1. No receipt by the State of a lesser payment than the payment required under this Agreement shall be considered to be other than on account of the earliest amount due, and no endorsement or statement on any check or letter accompanying a payment or check shall be considered an accord and satisfaction. The State may accept checks or payments without prejudice to its right to recover all amounts due and pursue all other remedies provided for in this Agreement.
2. Acceptance of monies from the Charter School after the Charter School has received notice of termination shall in no way reinstate, continue, or extend the term or affect the termination notice. The State may receive and collect any payment due, and payment shall not waive or affect any prior notice, action, or judgment.

2.2 Conditions for Release of Funding

The Charter School must satisfy the following conditions and such others as may be reasonably required by the State before the State will release any funding:

1. The Charter School shall have satisfied all of the requirements for such funding under the CSFP and Memorandum of Understanding, including that it shall have a current, valid charter.
 2. The Charter School shall have entered into this Agreement and the State shall have received an original of this Agreement properly executed on behalf of the Charter School, with each of the Exhibits hereto properly completed.
- (3)(a) If the funding shall be used to acquire real property, the Charter School, at its sole cost and expense, shall have structured the closing of escrow for the acquisition of the real property for a back-to-back conveyance of title from the seller to the Charter School and, simultaneously in the same closing of escrow from the Charter School to the school district ("School District") as trustee of the real property on behalf of the state public school system. The Charter School must notify the State and the School District when CSFP funds are received by the Charter School. Prior to release of final apportionment, the Charter School shall have provided evidence to the State and the School District that title to the real property has been transferred to the School District. If the Charter School fails to meet this requirement, the Charter School will be in default of this Agreement.
- (3)(b) If title to the property is already held by the Charter School, the Charter School at its sole cost and expense shall have caused to be prepared a conveyance instrument acceptable to the School District and the State which shall convey title to the real property from the Charter School to the School District as trustee on behalf of the state public school system. The Charter School must notify the State and the School District when CSFP

funds are received by the Charter School. Prior to release of final apportionment, the Charter School shall have provided evidence to the State that title to the real property has been transferred to the School District. If Charter School fails to meet this requirement, Charter School will be in default of this Agreement.

4. The Charter School and the School District in whose geographical jurisdiction the Charter School is located shall have entered into an agreement governing the use of the Facilities (“Facilities Use Agreement” or “Use Agreement”) and said Use Agreement shall be expressly contingent upon substantial completion of construction of the Facilities and the conveyance from the Charter School to the School District of the fee simple title to the Facilities, including the real property. The phrase “substantial completion of construction” shall mean that standard of construction generally recognized by California construction law. The State shall have the right to review and approve the Use Agreement if there will be any modifications to the standard provisions. The State reserves the right to communicate directly with either the Charter School or the School District regarding amendments to the Use Agreement. If the standard form of Use Agreement or any modification to the State Standard Provisions are not approved by the State, the State may elect not to release the advance or final apportionment. The Charter School shall be in full compliance with the terms of the Use Agreement.
5. If the Charter School is required to have a guarantor for its project, it shall have entered into a guaranty with an acceptable guarantor and the State shall have received an executed original of the agreement.
6. The State shall have received a certificate of the sSecretary of the Charter School as to (i) the resolution of the Board of Directors of the Charter School, or authorizing the execution, delivery, and performance of this Agreement, (ii) the bylaws of the Charter School, (iii) signatures of the officers or agents of the Charter School authorized to execute and deliver this Agreement on behalf of the Charter School, and, if applicable, attaching thereto a copy of the Charter School’s certificate or articles of incorporation or partnership or limited liability company formation document certified by the Office of the Secretary of State for the State of California.
7. The State shall have received a certificate of good standing issued to the Charter School by the California Secretary of State not more than thirty (30) calendar days prior to the Effective Date of this Agreement, if applicable.
8. Upon acquisition of real property for the Project by the Charter School and prior to conveyance of title to the School District, the Charter School shall have contemporaneously with said acquisition recorded a lien or covenant against the title of the real property acceptable to and in favor of the State such that fee

title cannot be conveyed free and clear unless the State is paid in full for all money due and owing by the Charter School under the CSFP.

9. The Charter School shall have delivered to the State a standard preliminary title report issued by a title company with respect to the Facilities and legible copies of all documents referred to in the title report. (Exhibit "C"). The Charter School shall comply with the title requirements in this Agreement, and shall provide to the State, upon request, all documents and materials relating to the Facilities and the title to the Facilities.
10. The Charter School shall have represented that it has a minimum debt service coverage ratio determined by the State to be sufficient, but in no event to be less than 1.0x.
11. The Charter School shall have represented that it is financially sound and will demonstrate to the satisfaction of the State its continued financial soundness. If the Charter School's chartering authority revokes or declines to renew the Charter School's charter, the Charter School will be in default and the provisions of Education Code section 17078.62 shall be invoked. Nothing in this section shall affect a Charter School's rights and obligations pursuant to Education Code Section 17078.62 if the Charter School ceases to use the Facilities after a revocation and/or non-renewal.
12. The Charter School shall have established and shall maintain a separate and distinct account for deposits of all CSFP loan proceeds.

2.3 This Section Intentionally Left Blank

2.4 Payment During Dispute Period

Notwithstanding any dispute between the Charter School, its chartering authority, the State, or any vendor under any purchase agreement, or any other person, the Charter School shall make all payments when due and shall not withhold any payments pending final resolution of a dispute, nor shall the Charter School assert any right of setoff or counterclaim against its obligation to make payments and the Charter School waives any and all rights now or hereafter available by statute or otherwise to modify or to avoid strict compliance with its obligations under this Agreement.

2.5 Force Majeure

The time for the Charter School or the State to perform any obligation or assert any right under this Agreement or the CSFP shall be extended on a day-to-day basis for any Force Majeure event which shall include, but not be limited to: (1)

Acts of God or of the public enemy; and (2) Acts of the federal or State government in either its sovereign or contractual capacity.

2.6 No Debt or Liability/Obligation of the State

- A. This Agreement shall not be deemed to constitute a debt or liability or obligation of the State or any political subdivision thereof, or a pledge of the faith and credit or taxing power of the State or any political subdivision thereof, but shall be a special obligation payable solely by the Charter School.
- B. The obligation to make payments does not constitute an indebtedness of the Charter School or its chartering authority within the meaning of any constitutional or statutory debt limitation or restriction and in all cases shall be made solely from legally available funds.
- C. The parties intend that the obligations of the Charter School shall be covenants, agreements, and obligations that are separate and independent from any obligations of the State and shall continue unaffected unless modified or terminated in accordance with an express provision of this Agreement.

ARTICLE III – CHARTER SCHOOL’S FACILITIES

3.1 Utilization of Apportionment for Facilities

The Charter School agrees to utilize its apportionment for purposes consistent with the CSFP and for the acquisition of real property and the installation, construction, retrofitting, and improvement of said real property in order to allow a charter school educational program to be conducted. To the extent that the apportionment is insufficient in any way, the Charter School must pay additional amounts as necessary to complete the acquisition, installation, construction, retrofitting, and improvement of the Facilities and to ensure that all elements of the Facilities, including the property and improvements, are operational. The State shall have no obligation to provide additional funding beyond the apportionment provided for in this Agreement.

3.2 Use of Facilities for Charter School

- A. The Charter School may use and occupy the Facilities during the term of the Agreement solely for the operation of a charter school as authorized under the Education Code and subject to the terms of the Use Agreement. Use of the Facilities shall in all respects comply with all applicable legal requirements.

- B. Prior to commencing operations in the school, the Charter School shall provide the State and the School District with a copy of a valid certificate of occupancy issued by the Division of the State Architect.
- C. In the event the Charter School no longer is using the Facilities, the usage and priority provisions of Education Code section 17078.62 shall apply. The Charter School shall reasonably cooperate and assist with any transition that may take place pursuant to the priority provisions.
- D. The State shall not have any obligation for construction work or improvements on or to the Facilities. The Charter School has made a thorough and independent examination of the Facilities and all matters related to its decision to enter into this Agreement. The Charter School is thoroughly familiar with all aspects of the Facilities and is satisfied that they are in an acceptable condition and meet its needs.
- E. The Charter School, its officers, members, partners, agents, employees, and contractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religion, creed, national origin, culture, physical disability (including HIV and AIDS), mental disability, medical condition (cancer or genetic characteristics), sexual orientation, political affiliation, position in a labor dispute, age, marital status, and denial of statutorily-required employment-related leave. The Charter School, its officers, members, partners, agents, employees, and contractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code section 12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.).

3.3 Facilities Location and Suitability

- A. The Facilities are located in Butte County, California, and are more particularly described in Exhibit "E" of this Agreement.
- B. The property is physically located within the geographical jurisdiction of the Chico Unified School District and the high school attendance area generating eligibility for funding, if applicable.
- C. The Charter School has satisfied itself as to the suitability of the Facilities by its own inquiries and tests.

3.4 Title to the Facilities

- A. The Charter School has obtained or will obtain good, absolute, and marketable title to the Facilities in fee simple, free and clear of any

mortgage, deeds of trust, liens (monetary or otherwise), claims, charges, or other encumbrances or matters of any nature whatsoever other than those included in the title report on the terms and conditions of this Agreement.

- B. Title to the Facilities shall be conveyed to and vested in the School District in trust for the benefit of the state public school system.
- C. The Charter School will at all times protect and defend, at its own cost and expense, the title from and against all claims, liens, and legal processes of creditors, and keep all the Facilities and the title free and clear of all such claims, liens, and processes except for the liens created or expressly permitted by this Agreement and the CSFP.
- D. Any sale, contract to sell, option to purchase, conveyance, or other transference of the Facilities must first be approved by the State in writing.
- E. The Charter School will execute, acknowledge, and record all documents, certificates, and agreements, including, without limitation, any grant deed, bill of sale, or assignment as necessary to effectuate a transfer to the School District title to the Facilities, as provided herein, and provide copies of all documents, certificates, and agreements to the State as required by this Agreement or as otherwise requested by the State.

3.5 Insurance Requirements

- A. Types of Insurance
 - 1. The Charter School shall, at its sole cost and expense, obtain and maintain at all times during the construction and occupancy of the Facilities the following types of insurance on the Facilities, naming the State and School District loss payee and additionally insured:
 - (a) All Risk (special-causes-of-loss) property and fire insurance (with extended coverage endorsement including malicious mischief and vandalism and sprinkler).
 - (b) All Risk (special-causes-of-loss) property and fire insurance (with extended coverage endorsement including sprinkler leakage, malicious mischief, vandalism, and plate glass).
 - (c) Commercial general liability insurance (broad form) covering claims for bodily injury, personal injury, death, and property damage based on or arising out of the ownership,

use, occupancy, or maintenance of the Facilities and all areas appurtenant thereto.

- (d) Rental value insurance.
 - (e) Worker's compensation insurance
 - (f) Other types of insurance or endorsements to existing insurance as may be reasonably required from time to time by the School District or the State.
- B. The Charter School shall not do anything, or permit anything to be done, in or about the Facilities that would: (i) invalidate or be in conflict with the provisions of or cause any increase in the applicable rates for any fire or other insurance policies covering the Facilities (unless it pays for such increased costs); (ii) result in a refusal by insurance companies of good standing to insure the Facilities in amounts reasonably satisfactory to the School District; (iii) result in injury to any person or property by reason of the Charter School's operations being conducted in the Facilities; or (iv) result in the cancellation of or assertion of any defense by the insurer to any claim under any policy of insurance maintained by or for the benefit of the School District.
- C. The Charter School, at its own expense, shall comply with all rules, orders, regulations, or requirements of the American Insurance Association (formerly the National Board of Fire Underwriters) and with any similar body that shall hereafter perform the function of such Association.
- D. All of the insurance policies required shall be issued by corporate insurers licensed or qualified to do business in the State of California and rated A:X or better by A.M. Best Company, and shall be in a form acceptable to the School District and the State.
- E. All certificates of insurance shall be delivered to the School District and the State, along with evidence of payment in full of all premiums required. All such certificates shall be in a form acceptable to the State and shall require the insurance company to endeavor to give to the State at least thirty (30) calendar days' prior written notice before canceling the policy for any reason. Certificates evidencing all renewal and substitute policies of insurance shall be delivered to the State along with evidence of the payment in full of all premiums at least thirty (30) calendar days before termination of the policies being renewed or substituted.
- F. The State and School District shall be entitled to assignment and payment of all claims, causes of action, awards, payments, proceeds,

and rights to payment arising under or derived in connection with any insurance policy required to be maintained by the Charter School and any other insurance policies payable because of loss sustained to all or part of the Facilities, together with all interest which may accrue on any of the foregoing, provided, however, if the loss sustained to the Facilities can be repaired or constructed with the proceeds of the insurance policy (plus any additional funds needed and supplied by the Charter School), then provided the Charter School is not in default hereunder, upon request of the Charter School, the proceeds of the insurance policy and such additional funds may be used for such repair and reconstruction of the Facilities if agreed to by the State and the School District.

G. The State and the School District shall immediately be notified in writing if any damage occurs or any injury or loss is sustained to all or part of the Facilities, or if any action or proceeding relating to any such damage, injury, or loss is commenced. The State and the School District may, but shall not be obligated to, in its own name appear in or prosecute any action or proceeding to enforce any cause of action based on warranty, or for damage, injury, or loss to all or part of the Facilities, and may make any compromise or settlement of the action or proceeding provided that no compromise or settlement of any action or proceeding that materially affects the Charter School shall be entered into or agreed to without the Charter School's prior written consent, which may not be unreasonably withheld.

H. Waiver of Subrogation

1. Notwithstanding anything to the contrary in this Agreement, the Charter School releases the School District and the State and their respective agents, employees, successor, assignees, and subtenants from all liability for injury to any person or damage to any property that is caused by or results from a risk (i) which is actually insured against, to the extent of receipt of payment under such policy (unless the failure to receive payment under any such policy results from a failure of the Charter School to comply with or observe the terms and conditions of the insurance policy covering such liability, in which event, such release shall not be so limited), (ii) which is required to be insured against under this Agreement, or (iii) which would normally be covered by the standard form of "all risk-extended coverage" casualty insurance, without regard to the negligence or willful misconduct of the entity so released.
2. The Charter School shall obtain from its insurers under all policies of fire, theft, and other property insurance maintained by it at any time during the term insuring or covering the Facilities, a waiver of all rights of subrogation which the Charter School's insurers might

otherwise, if at all, have against the State, and the Charter School shall indemnify the State against any loss or expense including reasonable attorneys' fees resulting from its failure to obtain such waiver.

- I. No approval by the School District or the State of any insurer, or the terms or conditions of any policy, or any coverage or amount of insurance, or any deductible amount shall be construed as a representation by the State of the solvency of the insurer or the sufficiency of any policy or any coverage or amount of insurance or deductible and the Charter School assumes full risk and responsibility for any inadequacy of insurance coverage or any failure of insurers.
- J. The Charter School is liable for all duties and obligations with respect to its purchase and development of the Facilities, and it shall bear the risk of any loss or claim relating to the Facilities. The State and the School District shall assume no liability or risk of loss.

3.6 Consent for Assignment

- A. The State's and the School District's written consent shall be required before the Charter School may directly or indirectly, voluntarily or by operation of law, sell, assign, encumber, pledge, or otherwise transfer or hypothecate all or any part of its interest in or rights with respect to the Facilities or permit all or any portion of the Facilities to be occupied by anyone other than itself or sublet all or any portion of the Facilities. Such consent shall not be unreasonably withheld. No sublease or assignment nor any consent by the State and the School District shall relieve the Charter School of any obligation to be performed under this Agreement or under the CSFP.
- B. The Charter School shall not be permitted to assign any of its rights or liabilities under this Agreement without the written consent of the State. A transfer of control shall be deemed to have occurred if there shall be any of the following: (i) a transfer of the ultimate beneficial ownership of fifty percent (50%) or more of the equity or other ownership interests in the Charter School or of any class of equity interests in the Charter School, including, without limitation, by the issuance of additional shares or other equity interests or other ownership interests in the Charter School, (ii) a transfer of the right to receive fifty percent (50%) or more of any category of distributions made by the Charter School, or (iii) a transfer of the right to direct the management, policies or operations of the Charter School, by contract or otherwise.
- C. Except as provided in Education Code Section 17078.62, in no event shall this Agreement be assigned or assignable by operation of law or by

voluntary or involuntary bankruptcy proceedings or otherwise and in no event shall this Agreement or any rights or privileges hereunder be an asset of the Charter School under any bankruptcy, insolvency, reorganization, or other debtor relief proceedings.

ARTICLE IV – REPORTING

- A. The Charter School shall:
1. Report to the State any material adverse change in its financial and/or operational condition that could adversely affect its ability to make its payments under this Agreement and the CSFP;
 2. Report to the State if the Charter School's charter has been revoked or has not been renewed within 30 (thirty) calendar days of notification of such action, including providing a copy of the document provided by the chartering authority notifying the Charter School of such action;
 3. Provide audited financial statements within one hundred and twenty (120) calendar days of the end of each fiscal year. Charter School may submit a written request for an extension from the State;
 4. Obtain from the State prior written consent before incurring any additional indebtedness in excess of fifty thousand dollars (\$50,000.00), which consent may be given only if the State has determined that the Charter School will remain financially sound with the additional indebtedness. Such consent will not be unreasonably withheld;
 5. Comply with the State's requirements for reporting any civil or criminal matters; and
 6. Provide to the California School Finance Authority quarterly reports detailing all disbursements and interest earned as it relates to the separate CSFP account referenced in Section 2.2, item 13 of this Agreement.

ARTICLE V – DEFAULT AND REMEDIES

5.1 Events of Default

The occurrence of any of the following shall constitute a "Default" or "Event of Default" under this Agreement:

1. Failure by the Charter School to transfer title of the Facilities to the School District as required prior to release of certain funds under Education Code Section 17078.63.

2. Failure by the Charter School to commence use and occupancy the Facilities for the operation of a charter school within one (1) year of receipt of the certificate of occupancy issued by the Division of the State Architect.
3. Failure by the Charter School to make any payment when due where such failure continues for a period of thirty (30) calendar days after receiving written notice by the State.
4. Failure by the Charter School to maintain insurance on the Facilities or to provide reasonable evidence of insurance as required where such failure continues for a period of thirty (30) calendar days after receiving written notice by the State.
5. Failure by the Charter School to provide reasonable evidence of compliance with all legal requirements whether expressly stated under this Agreement or otherwise imposed by the State under the CSFP or other applicable law, or failure to observe or perform any other applicable covenant, condition, or agreement where such failure continues for thirty (30) calendar days after receiving written notice by the State. If thirty (30) calendar days is insufficient and the Charter School has instituted corrective action the State, in its discretion, may extend this period up to one hundred and eighty (180) calendar days.
6. The Charter School is or becomes insolvent, or is unable to pay its debts as they mature, or makes an assignment for the benefit of creditors; or the Charter School applies for or consents to the appointment of any receiver, trustee, or similar officer for it or for all or any substantial part of its property; or such receiver, trustee, or similar officer is appointed without the application or consent of the Charter School, as the case may be, where possession is not restored within sixty (60) calendar days; or the Charter School institutes (by petition, application, answer, consent, or otherwise) any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution, liquidation, or similar proceeding relating to it under the laws of any jurisdiction; or any such proceeding is instituted (by petition, application, or otherwise) against the Charter School (unless, in the case of a petition filed against the Charter School, the same is dismissed within sixty (60) calendar days) or any judgment, writ, warrant of attachment or execution, or similar process is issued or levied against a substantial part of the Charter School's Facilities; provided, however, in the event that any provision of this paragraph is contrary to any applicable law, it shall be of no force and effect and shall not affect the validity of the remaining provisions.
7. A determination by the State that any material representation or warranty made by the Charter School was untrue in any material respect when made.
8. The Charter School's charter is not renewed or is revoked, or the Charter School ceases to use the Facilities for a charter school purpose. Nothing in this section shall affect a Charter School's rights and obligations pursuant to

Education Code Section 17078.62 if the Charter School ceases to use the Facilities after a revocation and/or non-renewal.

9. The Charter School abandons the Facilities.

10. If the performance of the payment obligations of the Charter School is guaranteed, the actual or anticipatory failure or inability, for any reason, of the guarantor to honor the guarantee as required, and the Charter School's failure to provide written alternative assurance or security, which, when coupled with the Charter School's then-existing resources, equals or exceeds the combined financial resources that existed at the time this Agreement is executed. The Charter School shall have sixty (60) calendar days following written notice by the State, to provide the written alternative assurance or security.

5.2 Remedies on Default

The parties acknowledge and agree that this Agreement represents a unique situation that is not limited by the landlord's remedies provided by Sections 1951.2 and 1951.4 of the California Civil Code. Whenever any Event of Default shall have occurred, any one or more of the following respective remedies, which are not exclusive but cumulative, may be pursued:

- A. If the Event of Default is solely because the the Charter School's chartering authority has revoked or declined to renew the Charter School's charter, the Charter School shall remain liable for the performance of all of the obligations of the Charter School including, without limitation, the obligation to make payments to the State when due, so long as the Charter School continues to use and occupy the Facilities.
- B. On the termination of this Agreement for any reason, any steps the School District takes to comply with Education Code section 17078.62 shall in no way release the Charter School from its payment obligations that accrued prior to the last date upon which the Charter School had beneficial ownership and use of the Facilities ("Termination Date") or from the Charter School's obligation for any holdover. Assumption of this Agreement shall in no way release the Charter School from its payment obligations that accrued prior to the Termination Date or from the Charter School's obligations for any holdover.
- C. The State may proceed by appropriate court action to enforce specific performance by the Charter School of its covenants under this Agreement and under the terms of accepting funding under the CSFP, or to recover damages for the breach thereof, including, without limitation, for the recovery of all past due payments together with interest and late charges, and all other sums due the State. The Charter School shall pay or repay to the State all costs of such action or court action, including, without limitation, reasonable attorneys' fees and costs.

- D. In the event of the Charter School's default, the State shall have the right to recover from the Charter School via the intercept mechanism described in Section 17199.4 of the Education Code (i) the amount of all unpaid payments or other obligations (whether direct or indirect owed by the Charter School to the State), if any, which are then due and owing, together with interest and late charges, and (ii) any other amounts due from the Charter School to the State, including indemnity payments, taxes, charges, reimbursement of any advances, and other amounts payable by the Charter School to the State.
- E. Notwithstanding anything to the contrary, the State may take whatever action at law or in equity that may appear necessary or desirable to enforce its rights with respect to this Agreement or the Facilities, and the Charter School, as applicable, shall pay or repay to the State all costs of such action or court action, including, without limitation, reasonable attorneys' fees and costs as provided in this Agreement or as otherwise permitted by law.
- F. No remedy herein conferred upon or reserved to the parties is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or existing at law or in equity. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle either party to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice other than such notice as may be required under this Agreement. All remedies herein conferred upon or reserved to the parties shall survive the termination of this Agreement.
- G. No waiver of any provision of this Agreement shall be implied by any failure to enforce any remedy for the violation of that provision, even if that violation continues or is repeated. Any waiver of any provision of this Agreement must be in writing and will affect only the provision specified and only for the time and in the manner stated in the writing.
- H. The State, in its discretion, may provide the Charter School the opportunity to cure Default for up to a thirty (30) calendar day period. If thirty (30) calendar days is insufficient and the Charter School has instituted corrective action, the State, in its discretion, may extend this period up to one hundred and eighty (180) calendar days.

ARTICLE VI – RELEASE OF LIABILITY AND INDEMNIFICATION

6.1 No Liability

- A. To the fullest extent permitted by law, the Charter School, on its behalf and on behalf of its officers, members, partners, agents, employees, and contractors, waives all claims it may have now or in the future (in law, equity, or otherwise) against the State, officials, directors, officers, attorneys, accountants, financial advisors, staff, and employees arising out of; knowingly and voluntarily assumes the risk of; and agrees that the State shall not be liable for any of the following:
1. Injury to or death of any person; or
 2. Loss of, injury or damage to, or destruction of any tangible or intangible property, including the resulting loss of use, economic losses, and consequential, incidental, punitive, or penal or resulting damage of any kind from any cause.
- B. The State shall not be liable under this clause regardless of whether the liability results from any active or passive act, error, omission, or negligence of any party; or is based on claims in which liability without fault or strict liability is imposed or sought to be imposed.
- C. The State shall not be liable for any latent, hidden, or patent defect of the Facilities, or any part thereof, or any failure of the Facilities or any part thereof to comply with any legal requirement.

6.2 No Representations/Warranties

The Charter School does not rely on, and the State does not make any express or implied representations or warranties as to any matters including, without limitation, (a) the physical condition of the Facilities, (b) the existence, quality, adequacy, or availability of utilities serving the Facilities, (c) the use, habitability, merchantability, fitness, or suitability of the Facilities for the intended use, (d) the likelihood of deriving business from the location or the economic feasibility of the business, (e) Hazardous Materials on, in, under, or around the Facilities, (f) zoning, entitlements, or any laws, ordinances, or regulations which may apply to the use of the Facilities, or (g) any other matter relating to the Facilities or Project.

6.3 Release of All Claims and Demands

The Charter School releases the State from any and all claims, demands, debts, liabilities, and causes of action of whatever kind or nature, whether known or unknown or suspected or unsuspected which the Charter School or any of its employees or agents may have, claim to have, or which may hereafter accrue against the released parties or any of them, arising out of or relating to or in any way connected with Hazardous Materials presently in, on, or under, or

now or hereafter emanating from or migrating onto or under the Facilities. In connection with such release, the Charter School hereby waives any and all rights conferred upon it by the provisions of Section 1542 of the California Civil Code, which reads as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.”

6.4 Indemnification

- A. To the fullest extent permitted by law the Charter School shall at the Charter School’s sole cost and expense with counsel acceptable to the State as applicable, indemnify, defend and hold the State harmless from and against any and all losses, costs, liabilities, claims, judgments, liens, damages (including consequential damages), actions, causes of action (whether in tort or contract law or equity or otherwise), charges, assessments, fines, penalties, and expenses, including, without limitation, reasonable attorneys’ fees and costs, and reasonable investigation costs (collectively “Claims”), incurred in connection with or arising from: (a) any breach or default by the Charter School in the observance or performance of any of the terms, covenants, or conditions of this Agreement on the Charter School’s part to be observed or performed; (b) the construction, operation, maintenance, alteration, use, or occupancy of the Facilities by the Charter School; (c) the condition of the Facilities, and any occurrence on the Facilities, from any cause whatsoever; (d) any acts, omissions, or negligence of the Charter School, its employees, agents, or contractors in, on, or about the Facilities; and (e) any breach in the Charter School’s representations or warranties provided under this Agreement.
- B. The indemnification provided in this section shall apply regardless of the active or passive negligence of the State and regardless of whether liability without fault or strict liability is imposed or sought to be imposed; provided, however, that the right of indemnification shall not apply to the extent that a final judgment of a court of competent jurisdiction establishes that a claim was proximately caused by gross negligence or willful misconduct.
- C. In case any action or proceeding be brought, made, or initiated against any of the State relating to any matter covered by the Charter School’s indemnification obligations, the Charter School shall at its sole cost and expense resist or defend such claim, action, or proceeding by counsel approved by the State. Notwithstanding the foregoing, the State may retain its own counsel to defend or assist in defending any claim, action, or proceeding, and the Charter School shall pay the reasonable fees and

disbursements of such counsel. The Charter School's obligations to indemnify the State shall survive the expiration or earlier termination of this Agreement. The State is an intended third-party beneficiary of this article, and shall be entitled to enforce the provisions hereof.

- D. The Charter School's obligation to indemnify the State may not be construed or interpreted as in any way restricting, limiting, or modifying the Charter School's insurance or other obligations under this Agreement and is independent of the Charter School's insurance and other obligations. The Charter School's compliance with the insurance requirements and other obligations under this Agreement shall not in any way restrict, limit, or modify the Charter School's indemnification obligations under this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Funding Agreement on the dates set forth below adjacent to their respective signatures. The effective date of this Funding Agreement shall be the last date set forth below.

THE STATE:

STATE ALLOCATION BOARD:

Date: _____

By: _____

Name: _____

Title: _____

CALIFORNIA SCHOOL FINANCE AUTHORITY:

Date: _____

By: _____

Name: Katrina Johantgen

Title: Executive Director

THE CHARTER SCHOOL: NORD COUNTRY SCHOOL

BY: NORD COUNTRY SCHOOL

Date: _____

By: _____

Name: _____

Title: _____

Exhibit A
Schedule of Apportionments

Apportionment	Date	Amount
Preliminary – New Construction	April 15, 2015	\$2,726,940
Preliminary – Rehabilitation	April 15, 2015	\$1,772,532
Advance (Design)– New Construction	To Be Determined	To Be Determined
Advance (Design) - Rehabilitation	To Be Determined	To Be Determined
Final – New Construction	To Be Determined	To Be Determined
Final – Rehabilitation	To Be Determined	To Be Determined

Exhibit B
Payment Schedule

Exhibit C
Title Documentation

Preliminary Title Insurance Report issued by a California Licensed Title Insurance Company with respect to the Facilities, and legible copies of all documents referred to in the title report to be provided to the State, upon request, by the State, (Office of Public School Construction (OPSC) on behalf of the State Allocation Board (SAB)).

Exhibit D
Location and Project Description

Nord Country School is requesting funding for new construction and rehabilitation. The new construction project consists of the addition of two portable classrooms to house approximately 45 students at the southeast corner of the current school site at 5554 California Street in Chico, California. The anticipated occupancy date for these classrooms is in 2016-17. The rehabilitation portion consists of the rehabilitation of the following within an existing facility at the current school site: three (3) classrooms (housing 70 students), a multipurpose room, bathrooms and office space. The intended opening date of the rehabilitation project is August 15, 2017. Across both projects, the first full year of project occupancy is 2017-18.