

August 21, 2020

COX Communications
Attn: Assistant General Counsel - Operations
1400 Lake Hearn Drive, N.E.
Atlanta, GA 30319

RE: Assignment Notification - City of San Diego Use and Occupancy Permit between City of San Diego and COXCOM, INC., dba Cox Communications San Diego effective September 1, 2009

Dear Assistant General Counsel - Operations:

This letter is a follow-up to our letter dated July 13, 2020, in which you were advised that the City of San Diego would be assigning the above-referenced lease to the Board of Trustees of the California State University, the State of California acting in its higher education capacity on behalf of San Diego State University (SDSU) as a condition of the sale of the SDCCU Stadium site located at 9449 Friars Road, San Diego, CA 92108 (Stadium Property) to SDSU. Please be advised that on August 13, 2020, the City and SDSU closed escrow and the ownership and operation of the Stadium property, along with all of the City's rights and obligations under the above-referenced Use and Occupancy Permit have been assigned to and assumed by SDSU.

This letter serves as notification that the above-referenced Use and Occupancy Permit between COX Communications and the City of San Diego is assigned to SDSU effective August 13, 2020. All future rental payments or other payments owed under the Use and Occupancy Permit to SDSU shall be mailed or delivered to the following address:

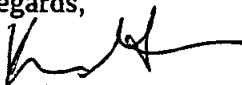
SDSU - Accounts Payable
5500 Campanile Drive
San Diego CA 92182-1611

Please contact Gina Jacobs at SDSU with any further questions:

Gina Jacobs
Associate Vice President
Mission Valley Development
San Diego State University
619-594-4563
gina.jacobs@sdsu.edu

If you have any questions, please feel free to give me a call at (619) 236-7031.

Best Regards,



Kristin Geitz
Interim Director, Real Estate Assets

*Electronic version of this notice emailed to: David Horowitz, David.Horowitz@cox.com
Hard-copy of this notice mailed to: COX Communications, 1400 Lake Hearn Drive, N.E. Atlanta, GA 30319*

ESTOPPEL CERTIFICATE

COXCOM, LLC, a Delaware limited liability company,, successor-by-conversion to **COXCOM, INC.**, and doing business as Cox Business ("**Permittee**") hereby certifies as follows with respect to that certain The City of San Diego Use and Occupancy Permit dated September 1, 2009 ("**Permit**") between Permittee and The City of San Diego, a California municipal corporation ("**City**") located at 9449 Friars Road, San Diego, CA, Assessor's Parcel Number 433-250-16-00, and as more particularly depicted in Exhibit A to the Permit ("**Permit Area**"):

1. True copies of the above referenced Permit and all amendments and the guarantees, if any; are attached hereto marked **Exhibit "A"**. Other than the documents included in Exhibit "A" there are no oral or written agreements or understandings between the City and Permittee with respect to the Permit Area except (if there are no exceptions, write "NONE"):

NONE.

2. The Permit term commenced on September 1, 2009 and expired on August 31, 2014, but Permittee has continued to occupy the Permit Area since that time.

3. This current amount of rent is \$0.

4. The current amount of security deposit held by City is \$0.

5. The Permit (including all Exhibits) is in full force and effect and has not been assigned, modified, supplemented or amended in anyway, except as follows (if there are no exceptions, write ("NONE")):

NONE.

6. All improvements and space required to be provided by City have been furnished and completed in all respects to the satisfaction of Permittee, and all promises of an inducement nature by City have been fulfilled except as follows (if there are no exceptions, write "NONE"):

NONE.

7. Permittee has no knowledge of any uncured defaults by City or Permittee under the Permit, except as follows (if there are no exceptions, write ("NONE")):

NONE.

8. There are no disputes between City or Permittee concerning the Permit or the Permit Area, except (if there are no exceptions, write "NONE"):

NONE.

9. Permittee has not assigned or sublicensed any portion of the Permit Area, except (if there are no exceptions, write "NONE"):

NONE.

10. Permittee has no knowledge of any prior sale, transfer, assignment or encumbrance of the City's interest in the Permit, except (if there are no exceptions, write "NONE"):

NONE.

11. Permittee has made no alterations or additions to the Premises, except (if there are no exceptions, write "NONE"):

Permittee's only improvements have been completed in the Permit Area, and consist of installation of fiber optic cabling and associated equipment, all as permitted under the Permit.

If alterations or additions have been made by Permittee, Permittee represents that to, the best of its knowledge, all such alterations and additions were done in accordance with the terms of the Permit and in compliance with all applicable laws, rules and regulations, exception (if there are no exceptions, write "NONE"):

NONE.

12. Permittee is not currently the subject of a bankruptcy proceeding and to the best of its knowledge City is not involved in such a proceeding, except (if there are no exceptions, write "NONE"):

NONE.

13. At the date hereof, to the best of Permittee's knowledge and belief, there are no existing defenses or offsets which the undersigned has against the enforcement of the Permit by City.

14. Permittee acknowledges that it does not have any right or option to purchase the Permit Area.

15. To the best of Permittee's knowledge and belief, all conditions of the Permit to be performed by City and necessary to the enforceability of the Permit have been satisfied.

16. This Estoppel Certificate may be relied on by the City, the Board of Trustee of the California State University, the State of California acting in its higher education capacity on behalf of San Diego State University, any lender and others.

EXECUTED this 30th day of July, 2020.

COXCOM, LLC, a Delaware limited liability company
doing business as Cox Business

BY:

DocuSigned by:
Larry Coval
AB821082F55A47C...

Larry Coval

Name:

Title:

VP, West Region - Cox Business

July 13, 2020

COX Communications
1400 Lake Hearn Drive, N.E.
Atlanta, GA 30319
Attn: Assistant General Counsel - Operations

RE: Assignment Notification - City of San Diego Use and Occupancy Permit between City of San Diego and COXCOM, INC., dba Cox Communications San Diego effective September 1, 2009

Dear Assistant General Counsel - Operations:

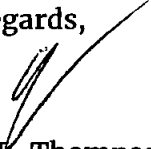
As you may be aware, the City Council has approved the Real Property Purchase and Sale Agreement between the City of San Diego and the Board of Trustees of the California State University, the State of California acting in its higher education capacity on behalf of San Diego State University (SDSU) regarding the sale of the SDCCU Stadium (formerly known as Qualcomm Stadium) site located at 9449 Friars Road, San Diego, CA 92108 (Purchase Agreement). The City expects to execute the Purchase Agreement on or about July 31, 2020, with the close of escrow and transfer of ownership of the Premises to SDSU occurring within ten (10) business days thereafter.

This letter serves as notification that the above-referenced Use and Occupancy Permit between Cox Communications San Diego and the City of San Diego, effective September 1, 2009 (Permit), will be assigned to SDSU and SDSU will assume all of the City's obligations under the Permit concurrent with the close of escrow.

Enclosed please find an Estoppel Certificate. Please complete the Estoppel Certificate, and then sign, date, and return it to me no later than July 30th. Following the close of escrow, the City will confirm that the Permit has been assigned and will provide the contact information for SDSU for all future communications.

If you have any questions, please feel free to give me a call at (619) 236-6145.

Best Regards,


Cybele L. Thompson, RPA, FMA, CCIM, LEED AP
Director, Real Estate Assets

Electronic version of this notice emailed to: David Horowitz, David.Horowitz@cox.com
Hard-copy of this notice mailed to: COX Communications 1400 Lake Hearn Drive, N.E. Atlanta, GA 30319

CITY OF SAN DIEGO USE AND OCCUPANCY PERMIT

This CITY OF SAN DIEGO USE AND OCCUPANCY PERMIT ("Permit") is entered into between The City of San Diego, a California municipal corporation ("CITY"), and COXCOM, INC., a Delaware corporation doing business as Cox Communications San Diego ("PERMITTEE"), hereinafter collectively referred to as the "Parties," to be effective as of September 1, 2009 ("Effective Date"), provided this Permit is signed by the Parties and approved by the San Diego City Attorney.

RECITALS

- A. PERMITTEE previously installed a fiber optic cable and associated equipment in the Permit Area (defined below) at Qualcomm Stadium for the Permit Use (defined below).
- B. CITY and PERMITTEE desire to continue to offer cable television programming into and out of Qualcomm Stadium.

FOR VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS.

As used in this Permit, the following terms shall be defined as follows:

- 1.1. **"Hazardous Substances"** – those hazardous substances listed by the Environmental Protection Agency in regularly released reports and any other substances incorporated into the State of California's list of hazardous substances.
- 1.2. **"Permit Area"** – a 24-inch wide by 4,000-foot long corridor (and necessary space to accommodate five (5) 2-foot by 3-foot associated vaults placed along the corridor), which traverses a portion of that certain CITY-owned real property commonly known as Qualcomm Stadium at 9449 Friars Road in the City of San Diego, State of California ("Stadium"), extending from the southeast bus entrance driveway to the northwest Stadium tunnel, the Stadium being more particularly described in Exhibit A and both the Stadium and the corridor thereon being depicted in Exhibit B.
- 1.3. **"Permit Use"** – the non-exclusive use of the Permit Area for the purposes of operating, maintaining, and repairing the previously installed fiber optic cable, conduit, and other necessary equipment used to provide transmission of: (a) cable television signals into the Stadium for cable television programming to the television sets within the public viewing areas, suites, press boxes, and offices; (b) broadcast signals out of the Stadium to televise events originating from the Stadium; and (c) voice and data services.

1.4. **"PERMITTEE'S Operations"** – PERMITTEE'S development, occupancy, use, maintenance, and/or restoration of the Permit Area.

2. **RIGHT TO ENTER AND OCCUPY.**

Subject to the terms and conditions of this Permit, CITY hereby grants permission to PERMITTEE, its officers, employees, agents, and contractors to enter upon and occupy the Permit Area solely for the purpose of the Permit Use.

2.1. **License Only.** This Permit is a license to use CITY-owned property. It is not a lease.

3. **USE OF PERMIT AREA.**

PERMITTEE may use the Permit Area solely for the Permit Use and for no other purpose whatsoever without CITY'S prior written consent in each instance.

3.1. **No Nuisance.** PERMITTEE shall not use the Permit Area in any manner which creates a nuisance or unreasonably disturbs the quiet enjoyment of persons in the surrounding area.

4. **TERM.**

The Term of this Permit ("Term") shall be five (5) years, commencing on the Effective Date. "Permit Year" shall mean each twelve (12) month period during the Term, commencing on the month and day of the Effective Date and continuing to the same month and day of the following year, minus one (1) calendar day.

4.1. **No Holdover.** If PERMITTEE continues to occupy the Permit Area after the expiration or earlier termination of this Permit, such occupancy shall neither constitute a renewal or extension of this Permit, nor give PERMITTEE any rights in or to the Permit Area.

5. **PERMIT PROCESSING FEE.**

Upon execution of this Permit by PERMITTEE, PERMITTEE shall pay CITY a one-time, non-refundable permit processing fee in the amount of \$600 (six hundred dollars).

6. **INSURANCE.**

6.1. **Prerequisites to PERMITTEE'S Operations.** Prior to PERMITTEE'S Operations, PERMITTEE shall complete each of the following:

6.1.1. PERMITTEE shall obtain a Commercial General Liability insurance policy providing coverage for bodily injury, including death, personal injury, and property damage with limits of at least \$2,000,000 (two million dollars) per occurrence, subject to an annual aggregate of \$4,000,000 (four million

dollars), and deliver to CITY'S Real Estate Assets Department ("READ") a certificate of such insurance currently in effect;

- 6.1.2. PERMITTEE shall obtain a Causes of Loss - Special Form Property Insurance policy on all of PERMITTEE'S insurable property within the Permit Area in an amount to cover one hundred percent (100%) of the replacement cost, and deliver to READ a certificate of such insurance currently in effect;
 - 6.1.3. PERMITTEE shall obtain an Automobile Liability Insurance policy, providing coverage for all bodily injury and property damage, with a limit of at least \$1,000,000 (one million dollars) per occurrence. Such insurance shall cover liability arising out of any vehicle (including owned, hired, and non-owned vehicles) operated within the Permit Area. Coverage shall be written on ISO form CA 00 01 12 90, or a substitute form providing equivalent liability coverage. PERMITTEE shall deliver to READ a certificate of such insurance currently in effect;
 - 6.1.4. PERMITTEE shall obtain a Workers' Compensation Insurance policy, as required by the laws of the State of California, for all of PERMITTEE'S employees who perform any work in connection with this Permit, with Employers' Liability coverage with a limit of at least \$1,000,000 (one million dollars). PERMITTEE shall deliver to READ a certificate of such insurance currently in effect;
 - 6.1.5. PERMITTEE shall obtain a separate endorsement(s) [CG2010 (11/85) or equivalent form], naming "The City of San Diego, its elected officials, officers, employees, representatives, and agents" as additional insureds in each of PERMITTEE's liability policies, and deliver to READ a copy of such endorsement(s); and
 - 6.1.6. Each of the insurance policies described above shall be endorsed so that the coverage is primary and noncontributory to any coverage carried or maintained by CITY.
- 6.2. Qualified Insurer(s). All insurance required under this Permit must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the current AM Best Ratings Guide and which are acceptable to CITY. CITY may accept non-admitted surplus lines insurers, provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet CITY requirements.
 - 6.3. Deductibles and Retentions. All deductibles and self-insured retentions on any insurance policy required under this Permit shall be the sole responsibility of PERMITTEE, and shall be disclosed and acceptable to CITY at the time evidence of insurance is provided.

- 6.4. Continuity of Coverage. Each insurance policy required under this Permit shall be in effect prior to PERMITTEE'S Operations, except that "course of construction fire insurance" shall be in force upon commencement of all authorized construction, and full applicable fire insurance coverage shall be effective upon completion of each insurable improvement. PERMITTEE shall keep in force each of the insurance policies required under this Permit throughout the Term and any extended use, without lapse. At least thirty (30) calendar days prior to the expiration of each insurance policy, PERMITTEE shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the requirements of this Permit.
- 6.5. Modification. To assure protection from and against the kind and extent of risk existing within the Permit Area, CITY, in its sole discretion, may require the revision of amounts and coverage, at any time during the Term, by giving PERMITTEE thirty (30) calendar days prior written notice. PERMITTEE shall also obtain any additional insurance required by CITY for new improvements, changed circumstances, or CITY'S reasonable re-evaluation of risk levels related to PERMITTEE'S use of the Permit Area.
- 6.6. Accident Reports. PERMITTEE shall immediately report to CITY any accident causing property damage or injury to persons within the Permit Area. Such report shall contain the names and addresses of the involved parties, a statement of the circumstances, the date and hour of the accident, the names and addresses of any witnesses, and other pertinent information.
- 6.7. Failure to Comply. If PERMITTEE fails or refuses to obtain or maintain any of the insurance required under this Permit, or fails to provide CITY proof of such insurance, CITY may obtain the insurance. PERMITTEE shall reimburse CITY for the premiums paid, with interest at the maximum allowable legal rate then in effect in California. CITY shall notify PERMITTEE of such payment of premiums, stating the amount paid, the name of each insurer, and the rate of interest. PERMITTEE shall pay such reimbursement and interest on the first day of the month following CITY'S notice. Notwithstanding any other provision of this Permit, if PERMITTEE fails or refuses to obtain or maintain any of the insurance required under this Permit, or fails to provide proof of such insurance, CITY may terminate this Permit immediately upon such breach. Upon such termination, PERMITTEE shall immediately cease its use of the Permit Area and commence and diligently pursue the removal of its property from the Permit Area.
7. PERMITTEE'S RISK.
- PERMITTEE shall bear all risks and liability arising out of or in any manner directly or indirectly connected with PERMITTEE'S Operations and any damages to the improvements on, under, or in the vicinity of the Permit Area resulting directly or indirectly thereby.

8. ACCEPTANCE OF PERMIT AREA:

By signing this Permit, PERMITTEE represents and warrants that it has independently inspected the Permit Area and made all tests, investigations, and observations necessary to satisfy itself as to the condition of the Permit Area and its suitability for the Permit Use. PERMITTEE further represents and warrants that PERMITTEE is not relying on any representation by CITY as to the condition of the Permit Area or its suitability for the Permit Use, and that PERMITTEE is relying solely on its own and independent inspections, tests, investigations, and observations of the Permit Area in entering into this Permit. PERMITTEE accepts the Permit Area in its current condition, and acknowledges and agrees that CITY has fulfilled all obligations CITY may have had to improve, modify, repair, replace, alter, or otherwise develop the Permit Area prior to the Effective Date. PERMITTEE shall not hold CITY responsible for any defects within the Permit Area. PERMITTEE accepts and assumes all risk of harm to all persons and property, including, without limitation, PERMITTEE'S employees, from any defects within the Permit Area, and shall be solely responsible therefor.

9. IMPROVEMENTS AND ALTERATIONS.

PERMITTEE shall not construct any improvements, structures, or installations within the Permit Area, and shall not alter the Permit Area without the express written consent of CITY. Except as required by law, CITY shall not be obligated to make any repair or assume any expense for any improvements or alterations to the Permit Area.

9.1. Grading. If PERMITTEE'S use of the Permit Area requires any soil grading and compaction operations at the Stadium, PERMITTEE shall first obtain CITY'S consent, including, without limitation, an environmental clearance from CITY'S Environmental Analysis Section. Any such grading and/or compaction shall be to CITY'S satisfaction and shall not disrupt the existing surface drainage patterns, and the final grades shall not interfere with the existing flow pattern. PERMITTEE shall pay all costs and expenses related to any such grading and/or compaction.

10. COMPLIANCE WITH LAWS AND POLICIES.

10.1. General. PERMITTEE shall, at its sole cost and expense, comply with the requirements of all rules, regulations, ordinances, laws, and directives of governing authorities now in effect or which may hereafter be in effect, which pertain to PERMITTEE'S Operations.

10.2. No Discrimination. PERMITTEE shall not discriminate in any manner against any person on account of race, color, religion, gender, sexual orientation, medical status, national origin, age, marital status, or physical disability in PERMITTEE'S Operations, including, without limitation, the provision of goods, services, facilities, privileges, advantages, and accommodations, and the hiring of employees and contractors.

10.3. Local Business and Employment. PERMITTEE acknowledges that CITY seeks to promote employment and business opportunities for local residents and firms in all CITY contracts. For work associated with this Permit and to the extent legally possible, PERMITTEE shall use its best efforts to solicit applications for employment and for bids and proposals for contracts from local residents and firms, as opportunities occur. PERMITTEE shall use its best efforts to hire qualified local residents and firms whenever practicable.

10.4. Drug-free Workplace. PERMITTEE shall abide by the omnibus drug legislation passed by Congress on November 18, 1988, by adopting and enforcing a policy to maintain a drug-free workplace by doing all of the following:

10.4.1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of controlled substances are prohibited within the Permit Area and specifying the actions that will be taken against employees for violations of the prohibition;

10.4.2. Establish a drug-free awareness program to inform employees about all of the following:

- a) The dangers of drug abuse in the workplace;
- b) PERMITTEE'S policy of maintaining a drug-free workplace;
- c) Any available drug counseling, rehabilitation, and employee assistance programs;
- d) The penalties that may be imposed upon employees for drug abuse violations; and

10.4.3. PERMITTEE shall include, in each of its sublicenses and contracts related to this Permit, language obligating each sub-licensee and contractor to comply with the provisions of this section to maintain a drug-free workplace. PERMITTEE, and each of its sub-licensees and contractors, shall be individually responsible for their own drug-free workplace program.

10.5. Disabled Access. PERMITTEE shall comply with each of the following: the 1990 Americans with Disabilities Act; Title 24 of the California Code of Regulations (i.e., the California Building Standards Code); and any other applicable federal, state, or local regulations hereafter enacted protecting the rights of people with disabilities.

11. WATER QUALITY ASSURANCES.

PERMITTEE shall comply with CITY'S Storm Water Management and Discharge Control Ordinance ("Ordinance"), codified in San Diego Municipal Code sections 43.0301 et seq.,

and employ "Best Management Practices," including a "Storm Water Pollution Prevention Plan" (as those terms are defined in the Ordinance), hereinafter collectively referred to as the "Prevention Plan," as approved by CITY under its Stormwater Management Program. If PERMITTEE engages in construction activity within the Permit Area during the Term, then, at least thirty (30) calendar days prior to commencement of such construction activity, PERMITTEE shall submit a Prevention Plan satisfactory to CITY that will control erosion and reduce the amount of "Pollutants" (as defined in the Ordinance) and other sediments discharged from the Permit Area. CITY may review the Prevention Plan periodically. Within thirty (30) calendar days after written notice from CITY requesting an update of the Prevention Plan, PERMITTEE shall submit an updated Prevention Plan satisfactory to CITY. PERMITTEE shall implement all changes to the Prevention Plan as required by CITY, to ensure compliance with all applicable laws, ordinances, and regulations. PERMITTEE shall inform its employees, contractors, subcontractors, agents, and vendors of the Prevention Plan and ensure their compliance therewith.

12. WASTE, DAMAGE, OR DESTRUCTION.

PERMITTEE shall immediately give notice to CITY of any fire or any other damage that occurs within the Permit Area. PERMITTEE shall not commit, or allow to be committed, any waste or injury, or any public or private nuisance, in connection with PERMITTEE'S Operations. If the Permit Area is damaged by any cause that puts the Permit Area into a condition which is not decent, safe, healthy, and/or sanitary, PERMITTEE shall make, or cause to be made, full repair of the damage and restore the Permit Area to the condition which existed prior to the damage; or, at CITY'S option, PERMITTEE shall clear and remove from the Permit Area all debris resulting from the damage and restore the Permit Area in accordance with plans and specifications previously submitted to and approved by CITY, in writing, in order to replace in kind and scope the operation which existed prior to the damage. PERMITTEE shall commence preliminary steps toward performing repairs and/or restoration of the Permit Area as soon as practicable, but no later than thirty (30) calendar days after the occurrence of the fire or damage, and shall complete the required repairs and/or restoration of the Permit Area within one hundred eighty (180) calendar days after such occurrence.

13. HAZARDOUS SUBSTANCES.

PERMITTEE shall not allow the installation or release of Hazardous Substances within or from the Permit Area by PERMITTEE, its officers, employees, invitees, guests, agents, or contractors. PERMITTEE and all such parties shall not store, utilize, or sell any Hazardous Substance within the Permit Area without CITY'S prior written consent. For the purposes of this provision, a release shall include, but not be limited to, any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or otherwise disposing of Hazardous Substances. A copy of the presently effective EPA and State lists of Hazardous Substances is on file in the Office of the City Clerk as Document 769704, and by this reference is incorporated into this Permit.

13.1. Remediation. If any release of a Hazardous Substance occurs as a result of

PERMITTEE'S Operations, PERMITTEE shall pay all costs of remediation and removal of the Hazardous Substance in accordance with all applicable laws, rules, and regulations of governmental authorities.

- 13.2. Indemnification. PERMITTEE shall protect, defend, indemnify, and hold CITY harmless from and against any and all claims, costs, and expenses related to environmental liabilities resulting from PERMITTEE'S Operations, including, without limitation, costs of environmental assessments, costs of remediation and removal, any necessary response costs, damages for injury to natural resources or the public, and costs of any health assessment or health effect studies.
- 13.3. Notice of Release. If PERMITTEE knows, or has reasonable cause to believe, that any Hazardous Substance has been released within or from the Permit Area, PERMITTEE shall give written notice to CITY within three (3) calendar days after receipt of such knowledge or cause for belief. If PERMITTEE knows, or has reasonable cause to believe, that such substance is an imminent and substantial danger to public health and/or safety, PERMITTEE shall notify CITY by the most immediate means available, and immediately upon receipt of such knowledge or belief, shall take all actions necessary to minimize the danger. PERMITTEE shall notify CITY immediately of any notice of violation received, environmental actions initiated, or private lawsuits filed related to the Permit Area.
- 13.4. Environmental Assessment. Upon reasonable cause to believe that PERMITTEE'S Operations resulted in a Hazardous Substance being released within or from the Permit Area, CITY may cause an environmental assessment of the Permit Area to be performed by a professional environmental consultant registered with the State of California as a Professional Engineer, Certified Engineering Geologist, or Registered Civil Engineer. The environmental assessment in connection therewith shall be obtained at PERMITTEE'S sole cost and expense, and shall establish what, if any, Hazardous Substances have more likely than not been caused by PERMITTEE'S Operations and in what quantities. If any such Hazardous Substances exist in quantities greater than allowed by municipal, county, state, or federal laws, statutes, ordinances, and/or regulations, then the environmental assessment shall include a discussion of such substances with recommendations for remediation and removal necessary to effect compliance with those laws, statutes, ordinances, and/or regulations and estimates of the cost of such remediation or removal. PERMITTEE shall cause, or if PERMITTEE fails to do so within a reasonable period of time, CITY may cause, the remediation and/or removal recommended in the environmental assessment such that compliance with environmental law is achieved, and PERMITTEE shall pay all costs and expenses therefor. If the environmental assessment conclusively establishes that PERMITTEE'S Operations did not result in a Hazardous Substance being released within or from the Permit Area, CITY shall reimburse PERMITTEE for the cost of the assessment.

14. SIGNS.

PERMITTEE shall not erect or display any banners, pennants, flags, posters, signs, decorations, marquees, awnings, or similar devices or advertising without CITY'S prior written consent; however, PERMITTEE may label (i.e., "tag") its vaults within the Permit Area as "Cox Communications" or "CATV" to identify ownership of such vaults by PERMITTEE. If any such unauthorized item is found within the Permit Area, PERMITTEE shall remove the item at its expense within twenty-four (24) hours after notice by CITY, or CITY may thereafter remove the item at PERMITTEE'S cost and expense.

15. MAINTENANCE.

PERMITTEE shall, at PERMITTEE'S sole cost and expense and to CITY'S reasonable satisfaction, maintain the Permit Area in good order and repair, and in a safe, healthy, and sanitary condition at all times during the Term, subject to normal and ordinary wear and tear resulting from the use of the Permit Area. At no time during the Term shall CITY be required to make any improvements or repairs to the Permit Area.

16. ENTRY AND INSPECTION.

CITY may, at all times, enter and inspect the Permit Area. CITY will not alter or modify PERMITTEE'S facilities or equipment in the Permit Area without the prior written consent of PERMITTEE.

17. UTILITIES.

PERMITTEE shall order, obtain, and pay for all utilities, including installation and service charges, in connection with its use of the Permit Area.

18. TAXES.

PERMITTEE shall pay, before delinquency, all taxes, assessments, and fees assessed or levied upon PERMITTEE or the Permit Area, including the land, any buildings, structures, machinery, equipment, appliances, or other improvements or property of any nature whatsoever erected, installed, or maintained by PERMITTEE, or levied by reason of PERMITTEE'S Operations, including any licenses or permits. PERMITTEE acknowledges that this Permit may create a possessory interest subject to property taxation, and that PERMITTEE may be subject to the payment of taxes levied on that interest. PERMITTEE shall pay all such possessory interest taxes. PERMITTEE'S payment for such taxes, assessments, and/or fees shall not reduce any payment due CITY.

19. SUPERIOR INTERESTS.

This Permit is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, permits, licenses, easements, and rights-of-way pertaining to the

Permit Area, whether or not of record. PERMITTEE shall obtain all licenses, permits, and agreements from such third parties as may be or become necessary or reasonably advisable to allow PERMITTEE'S use of the Permit Area, relative to any such superior interest. If PERMITTEE'S use of the Permit Area is or becomes inconsistent or incompatible with a preexisting superior interest, PERMITTEE shall take such actions and pay all costs and expenses necessary to remove such inconsistency or incompatibility to the satisfaction of the holder of the superior interest.

20. ENCUMBRANCES.

PERMITTEE shall keep the Permit Area, and any CITY-owned property of which the Permit Area is a part, free from all encumbrances and liens of any nature which arise out of, or are in any manner directly or indirectly connected with, this Permit or PERMITTEE'S Operations. PERMITTEE shall protect, defend, indemnify, and hold CITY harmless from and against any and all such encumbrances and/or liens, and from and against any claim, liability, cost, or expense, including, without limitation, all attorney fees and costs, relating to or charged against the Permit Area, including, without limitation, PERMITTEE'S failure, or the failure of any contractor or subcontractor hired by PERMITTEE, to pay any person or persons referred to in Section 3181 of the California Civil Code or other applicable sections thereof.

21. ASSIGNMENT AND SUBLICENSE.

PERMITTEE shall not assign or sublicense any rights granted by this Permit or any interest in this Permit without CITY'S prior written consent, which may be withheld or delayed in CITY'S sole and absolute discretion. Any assignment by operation of law shall automatically terminate this Permit.

22. INDEMNIFICATION.

PERMITTEE shall protect, defend, indemnify, and hold CITY and its elected officials, officers, employees, representatives, and agents harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to PERMITTEE'S officers, employees, invitees, guests, agents, or contractors, which arise out of, or are in any manner directly or indirectly connected with, this Permit or PERMITTEE'S Operations, and all expenses of investigating and defending against same, including, without limitation, attorney fees and costs; provided, however, that PERMITTEE'S duty to indemnify and hold harmless shall not include any claims or liability arising from the established active negligence, sole negligence, or sole willful misconduct of CITY and its elected officials, officers, employees, representatives, and agents. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, PERMITTEE shall pay all of the costs related thereto, including, without limitation, reasonable attorney fees and costs.

23. OTHER GOVERNMENTAL ACTIONS.

By entering into this Permit, neither CITY nor CITY'S City Council is obligating itself to any governmental agent, board, commission, or agency with regard to any other discretionary action relating to PERMITTEE'S Operations. Discretionary action includes, without limitation, re-zonings, variances, environmental clearances, and all other required governmental approvals.

24. CITY'S RESERVATION OF RIGHTS.

24.1. Resources. CITY reserves all rights, title, and interest in any and all subsurface natural gas, oil, minerals, and water within the Permit Area.

24.2. Use. CITY reserves the right to grant and use easements or to establish and use rights-of-way over, under, along, and across the Permit Area for utilities, thoroughfares, or access as CITY deems advisable, in its sole discretion, for the public good, provided that such use does not interfere with PERMITTEE'S Operations.

24.3. Entry. CITY may enter the Permit Area to develop and/or make repairs to municipal resources and services. CITY shall not unreasonably interfere with PERMITTEE'S use of the Permit Area and shall reimburse PERMITTEE for physical damages, if any, to the permanent improvements located within the Permit Area or to PERMITTEE'S communications equipment resulting from CITY exercising the rights reserved in this section. CITY shall pay the costs of maintenance and repair of all CITY installations made pursuant to these reserved rights.

25. REVOCATION AND TERMINATION.

25.1. Revocation or Termination by CITY. This Permit may be revoked or terminated at any time by CITY at will, in CITY'S sole discretion. Upon CITY'S revocation or termination of this Permit, PERMITTEE shall, within three (3) calendar days of receipt of written notice by CITY, cease all operations within the Permit Area, and as soon as practicable thereafter, restore the Permit Area to the condition it was on the Effective Date, normal wear and tear excepted, and vacate the Permit Area. CITY shall not be obligated for any loss, financial or otherwise, which may be incurred by PERMITTEE as a result of such revocation or termination of this Permit. PERMITTEE expressly waives any claim for expense or loss which PERMITTEE might incur as a result of CITY'S revocation or termination of this Permit.

25.2. Termination by PERMITTEE. PERMITTEE may terminate this Permit for any reason upon thirty (30) calendar days prior written notice to CITY. Prior to the expiration or PERMITTEE'S earlier termination of this Permit, PERMITTEE shall restore the Permit Area to the condition it was on the Effective Date, normal wear and tear excepted, and upon such expiration or earlier termination, immediately vacate the Permit Area.

25.3. Cumulative Remedies. CITY'S rights and remedies under this Permit are cumulative and shall not limit or otherwise waive or deny any of CITY'S rights or remedies at law or in equity.

25.4. Waiver. The property constituting the Permit Area is publicly owned and held in trust for the benefit of CITY'S citizens. CITY'S failure to insist upon the strict performance of any of PERMITTEE'S obligations under this Permit, in one or more instances, shall not be construed as a waiver of any such obligation, and the same shall remain in full force and effect. CITY'S waiver of a default shall not be a waiver of any other default. Any waiver of a default must be in writing and executed by CITY to constitute a valid and binding waiver. CITY'S delay or failure to exercise a right or seek a remedy shall not be deemed a waiver of that or any other right or remedy under this Permit, at law or in equity. The exercise of any particular right or the use of any particular remedy for any default shall not waive the use of any other right or remedy for the same default or for another or later default. CITY'S failure to discover a default or take prompt action to require the cure of any default shall not result in an equitable estoppel, but CITY may, at any and all times, require the cure of the default.

26. OWNERSHIP OF IMPROVEMENTS AND PERSONAL PROPERTY.

26.1. Improvements. Upon expiration or earlier termination of this Permit, any and all improvements, trade fixtures, structures, and installations or additions to the Permit Area now existing or constructed within the Permit Area by PERMITTEE shall be deemed to be part of the Permit Area and shall become CITY'S property free of all liens and claims. Notwithstanding the foregoing, CITY may, upon notice to PERMITTEE at termination or at any time prior to the expiration of the Term, elect not to assume ownership of all or any PERMITTEE-installed improvements, trade fixtures, structures, and/or installations. In that case, PERMITTEE shall, at PERMITTEE'S sole cost and expense, remove all PERMITTEE-installed improvements, trade fixtures, structures, and installations as soon as practicable, but in no event, later than sixty (60) calendar days after the expiration or earlier termination of this Permit. If any removal of such PERMITTEE-installed improvements, trade fixtures, structures, and/or installations by PERMITTEE results in damage to the Permit Area, PERMITTEE shall repair all such damage at PERMITTEE'S sole cost and expense. If PERMITTEE fails to remove any improvements, structures, and/or installations as required by this Permit, CITY may, at its option, remove them at PERMITTEE'S sole cost and expense.

26.2. Personal Property. PERMITTEE shall remove PERMITTEE-owned machines, appliances, equipment (other than trade fixtures), and other items of personal property upon the expiration of this Permit, or as soon as practicable after termination, but in no event later than sixty (60) calendar days after the expiration or earlier termination of this Permit. Any such items which PERMITTEE fails to remove shall be deemed abandoned and become CITY'S property free of all claims and liens, or CITY may, at its option, remove such items at PERMITTEE'S sole cost

and expense. If any removal of such personal property by PERMITTEE results in damage to the Permit Area, PERMITTEE shall repair all such damage at PERMITTEE'S sole cost and expense.

- 26.3. CITY'S Right to Acquire. Notwithstanding the foregoing, if PERMITTEE elects to dispose of any of its personal property used in connection with PERMITTEE'S Operations, upon expiration or earlier termination of this Permit, CITY shall have the first right to acquire or purchase such personal property.

27. NOTICES.

Any notice required or permitted to be given under this Permit shall be in writing and may be served personally or delivered by United States mail, postage prepaid, and addressed to PERMITTEE at PERMITTEE'S Address for Notices, and to CITY as follows:

If to PERMITTEE:

COXCOM, INC.
Attention: Glenna Taylor
Right of Way Agent II
5159 Federal Boulevard
San Diego, CA 92105

With a copy by First Class Mail to:

Cox Communications
1400 Lake Hearn Drive, N.E.
Atlanta, GA 30319
Attn: Assistant General Counsel - Operations

If to CITY:

City of San Diego
Real Estate Assets Department
Attention: Real Estate Assets Director
1200 Third Avenue, Ste 1700, MS 51A
San Diego, CA 92101-4155

With a copy by First Class Mail to:

Office of the City Attorney
Attn: Real Estate and Economic Development Unit
1200 Third Avenue, Suite 1620
San Diego, CA 92101-4106

28. MISCELLANEOUS PROVISIONS.

- 28.1. Governing Law. This Permit shall be governed, construed, and enforced in accordance with the laws of the State of California.
- 28.2. Entire Understanding. This Permit constitutes the entire understanding between the Parties and supersedes any and all prior understandings, representations, warranties, and agreements between them pertaining to this Permit and PERMITTEE'S Operations.
- 28.3. Supersedure. As of the Effective Date, this Permit shall supersede and annul all prior permits, right-of-entry permits, or other agreements concerning PERMITTEE'S Operations, by and between CITY and PERMITTEE, and each such agreement shall be void and of no effect, except as to any fees that may have accrued or any rights and remedies accrued or granted to CITY under those agreements.
- 28.4. No Affiliation. Nothing contained in this Permit shall be deemed or construed to create a partnership, joint venture, or other affiliation between the Parties, or between CITY and any other entity or party, or cause CITY to be responsible in any way for the debts or obligations of PERMITTEE or any other party or entity.
- 28.5. Joint and Several Liability. If PERMITTEE is comprised of more than one person or legal entity, such persons and entities, and each of them, shall be jointly and severally liable for the performance of each and every obligation of PERMITTEE under this Permit.
-
- 28.6. CITY'S Consent or Approval. Whenever required under this Permit, CITY'S consent or approval shall mean the written consent or approval of the San Diego City Manager, or his designee ("City Manager"), unless otherwise expressly provided, without need for further resolution by the City Council. CITY'S discretionary acts hereunder shall be made in the City Manager's discretion, unless otherwise expressly provided.
- 28.7. San Diego's Strong Mayor Form of Governance. All references to "City Manager" in this Permit (and all subsequent amendments to this Permit) shall be deemed to refer to the "Mayor or his designee" for the duration CITY operates under the mayor-council (commonly referred to as the "strong mayor") form of governance, pursuant to Article XV of The City Charter.
- 28.8. Modifications. Any modification, alteration, or amendment of this Permit shall be in writing and signed by the Parties.
- 28.9. Survival. Any obligation under this Permit that requires a party's performance of that obligation after the expiration or earlier termination of this Permit shall survive such expiration or termination.
- 28.10. Legal Proceedings. If one party brings an action or proceeding against the other

party under this Permit, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs and expenses thereof, including, without limitation, reasonable attorney fees and costs. The "prevailing party" shall be that party who obtains substantially the result sought, whether by settlement, dismissal, or judgment. If, as a result of an action brought by or against PERMITTEE in connection with this Permit, CITY intervenes therein, becomes a party, or is made a party thereto, PERMITTEE shall pay all of CITY'S costs and expenses thereof, including, without limitation, reasonable attorney fees and costs.

28.11. Headings and Captions. The section headings and captions used in this Permit shall not be held to define, limit, augment, or describe the scope, content, or intent of any or all parts of this Permit. If the page numbers and/or section numbers in this Permit are not in consecutive order, the lack of consecutive numbering shall have no effect on the enforceability of this Permit.

28.12. Number and Gender. In this Permit, words in the singular number shall include the plural, and *vice versa*, as appropriate to the context. Words of either gender shall include the other gender.

28.13. Authority to Execute and Deliver Permit. Each individual executing this Permit on behalf of another person or legal entity represents and warrants that he or she is authorized to execute and deliver this Permit on behalf of such person or entity in accordance with duly adopted resolutions or other authorizing actions which are necessary and proper and under such legal entity's articles, charter, bylaws, or other written rules of conduct or governing agreement, and that this Permit is binding upon such person or entity in accordance with its terms. Each person executing this Permit on behalf of another person or legal entity shall provide CITY with evidence, satisfactory to CITY, that such authority is valid, and such entity is a valid, qualified corporation, limited liability company, partnership, or other unincorporated association, in good standing in its home state, and that such entity is qualified to do business in the State of California.

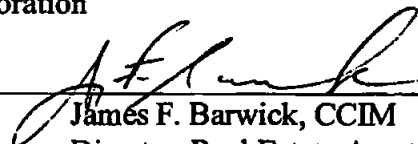
28.14. Exhibits Incorporated. All exhibits referenced in this Permit are incorporated into the Permit by this reference.

IN WITNESS WHEREOF, this Permit is executed by CITY and PERMITTEE, to be effective as of the Effective Date.

Date: 11/24/09

THE CITY OF SAN DIEGO, a California municipal corporation

By



James F. Barwick, CCIM
Director, Real Estate Assets

Date: 11/18/09

PERMITTEE: COXCOM, INC., a Delaware corporation doing business as Cox Communications San Diego

By Oliver Harris

(Print Name) OLIVER HARRIS

(Title) MANAGER, NETWORK DESIGN & SUPPORT

ENVIRONMENTAL ANALYSIS SECTION:

Date: 12/3/09

By Martina Blake

(Print Name) MARTINA BLAKE

(Title) Senior Planner

APPROVED AS TO FORM AND LEGALITY:

Date: 12/7/09

JAN I. GOLDSMITH, City Attorney

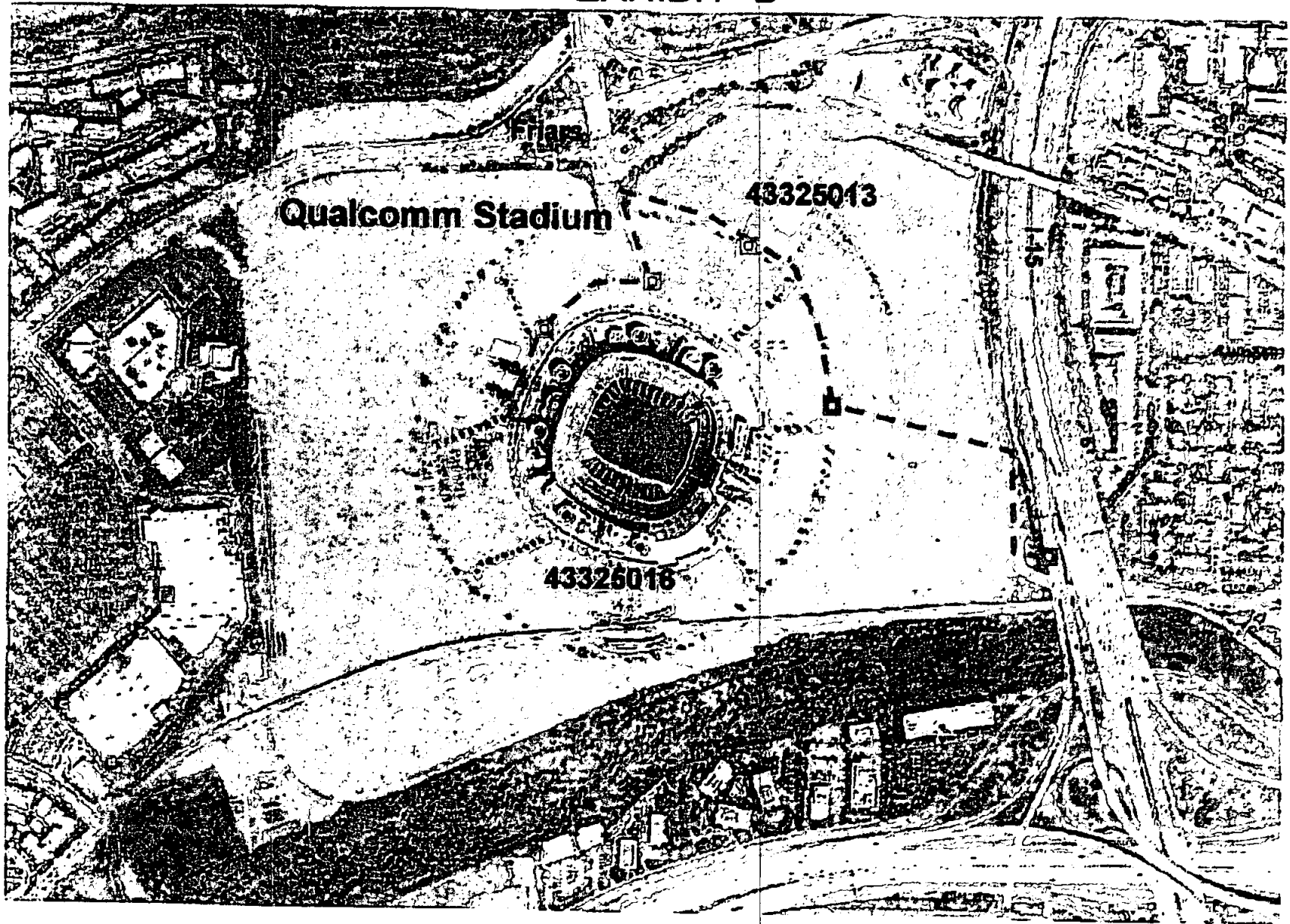
By Michael D. Neumeyer
Deputy City Attorney

Exhibit A: CITY Site Codes for CITY-Owned Real Property

CITY Site Code P517PM: RHO MISSION REFEREES PARTITION LT 35 POR

CITY Site Code P517P1: RHO MISSION OF SAN DIEGO LTS 36, 42-43 POR

EXHIBIT "B"



PERMIT AREA - - - - -

VAULT LOCATIONS □