Cal Lutheran-Rams License Agreement

Talking Points for Board of Regents

The attached license agreement broadly follows the outline of the initial MOU seen by the Board of Regents in February.

1. The license is for an initial term of two (2) years with three (3) one (1)- year option terms

2. Under the license, the Rams will use and construct:

- 2 regulation grass football fields.
- approximately 50,000 square feet of office, training and locker room in temporary modular buildings that the Rams will install and then remove at the end of the license.
- a 200-vehicle parking lot.
- a fence around the area where the license applies. That area is shown in the attached site plan.

3. The Rams will not pay rent for the initial two-year term and the first option year/term.

4. The Rams will pay all expenses associated with the construction. Note that the Rams report that these improvements (not including the modular buildings) will cost $2 million.

5. The Rams will reimburse all expenses for Cal Lutheran venders (attorneys, engineers, etc.) up to a maximum of $150,000. This includes up to $25,000 to compensate Cal Lutheran for Cal Lutheran staff time.

6. The Rams will pay for the second and third extension terms the amounts of $50,000 and $100,000, respectively.

7. After the license expires, the fields and parking lot will revert to Cal Lutheran at no cost to Cal Lutheran. The Rams will remove the fence and modular buildings at no cost to Cal Lutheran.

8. The license requires the Rams to construct with Cal Lutheran's approval and in accordance with the law.

9.The Rams are required to insure/indemnify Cal Lutheran.

10. The Rams agree to pay for utilities

11. The Rams agree to not interfere with Cal Lutheran’s campus setting.

12. Cal Lutheran has limited rights to use the parking lot and the fields during the term of the license.