

The items below must be discussed and agreed to, by both committees and completed within a time period also agreed to by both committees. All agreements shall be legally documented and signed by both parties. Unless otherwise stated, E.B.L.O. is to mean Educational Based Latino Outreach, and U.E.C is to mean United Evangelical Church.

- 1--Relocate boiler into the E.B.L.O building and cap off unused lines, reconnect to existing heating system in the E.B.L.O building.
- 2--Install new chimney flue because of new location of boiler. The U.E.C chimney flue is to remain where it is, ie. connected to the south wall of the building presently known as the United Evangelical Church school.
- 3--Build a containment housing for newly relocated boiler, electric meter, electrical distribution panels, machinery, etc..
- 4--Install temporary electric meter for E.B.L.O. so that buildings may be billed separately prior to permanent installation. See item (20)
- 5--Install temporary gas meter for U.E.C. so that buildings can be billed separately prior to permanent installation. See Item (20)
- 6--Isolate present water lines between buildings and install a water cut off valve and new water service in the U.E.C building and reconnect water lines to U.E.C. boiler, kitchen and bathrooms. See item (20)
- 7--Install a spiral stair case in the church balcony to provide access to the clock tower In accordance with time period in item (13).
- 8--Wall off, with missionary block or bricks, all unnecessary accesses between buildings not necessary to our access agreement. See items, (14), (15) and (17)

AGREEMENTS

- 9--Should the need for the E.B.L.O building be completely and permanently walled off from the U.E.C. building for any reason in the future, the E.B.L.O will absorb the cost of disconnecting the temporary gas and electric meters outlined in item (4), (5) Also, install a new gas service and meter in the U.E.C. building as well as provide a new water service and cut off valve in the U.E.C. See item (6), and reconnect to the existing equipment.
- 10--Unless all of the above has been completed, at no time, under no condition can this building, located at 923 S. East Ave, be sold, transferred to, received money for, or given to or signed off to anyone by the E.B.L.O. or their affiliates without written permission of the United Evangelical Church, United Church of Christ.
- 11--The E.B.L.O. agrees to provide all expenses necessary for the acquisition, repairs, modifications and isolation of the building presently known as the United Evangelical Church school building, located at 923 S. East avenue. Said building is to be isolated from the building presently known as the United Evangelical Church located at(*****) S. East avenue.
- 12--The sum Of ----- to be given to U.E.C within a reasonable time after acquiring the building but within the time period outlined in item (13).
- 13--Aside from the accesses agreed upon, See item (14) and (15), All work necessary to future walling off and isolating both buildings, completely and permanently, must be completed within a -----year time period.

- 14-E.B.L.O. shall provide the U.E.C. access to the clock tower Prior to the completion of item (7). The access to the tower is through the door to the stairs located on the North East side of the auditorium. The other access to the floor is the door to the fourth floor. U.E.C. will need keys to both doors.
- 15-Unless a U.E.C. request conflicts with E.B.L.O. functions during a particular time period, the U.E.C. wishes to use the E.B.L.O auditorium on at least (5) five occasions per year at no cost to the U.E.C.. The U.E.C. shall submit a written request along with the dates required to E.B.L.O. in January of each year or within one month of the expected affair. The requests will be reviewed and approved or disapproved by the E.B.L.O.. This is to continue within reason as long as E.B.L.O owns the building or a renegotiation agreement takes place. The key to the outside door necessary to the use of the auditorium during the requested period, shall be requested by the U.E.C on the day before the affair, and returned thereafter.
- 16-All the Equipment in the U.E.C. building will still belong to the U.E.C, but may be used by the E.B.L.O.. Disposal of any equipment is to be discussed with U.E.C. property chairman.
- 17-Allow U.E.C. to use the small rooms on the left and right sides of the stage and part of the area under the stage as well as the little room behind the stage for storage.
- 18-Remove window on the North East side of narthex and install a door to give access the roof of the U.E.C. boiler room.
- 19-As of the transfer date, the U.E.C. insurance will no longer cover those people now occupying space within the E.B.L.O. building.
- 20-Until E.B.L.O receives a grant to make the above modifications, the U.E.C. and the E.B.L.O. shall share Gas, water and electricity expenses based on a reasonable and equitable calculation. This proviso shall not exceed ----
-----years.
- 21-Provide access to the air conditioner tower as needed until tower is relocated in accordance with item (13)
- 22-As soon as the first grant is received or sooner, items (5), (4) and (6), in that order, are to take priority over all other items. U.E.C will be notified of date of first grant.
- 23-If necessary, after the steam boiler is relocated, the U.E.C will allow the E.B.L.O to house a condensate pump to be installed in the U.E.C boiler room in order to pump the condensation back to the boiler which will now be located in the E.B.L.O. building. Electrical supply as well as an emergency switch will also be provided by the E.B.L.O..
- 24-The essence of our agreement is: that should the E.B.L.O. desire to sell the building, and the U.E.C agrees, all of those things that were necessary will have been done. The only thing left to be done will be to wall up the two remaining access doors, see item (8), which allowed U.E.C to use the auditorium; and install. a new gas service and water service in the U.E.C. building at the expense of E.B.L.O. before signing any documents. see item (9). See items (14) and (15) for access areas.