

## **EXHIBIT “A”**

Terms of proposed Renewed & Restated License Agreement between the Zoological Society of Philadelphia and the City of Philadelphia for certain land and improvements known as the 38<sup>th</sup> Street Lot, Zoological Drive and the Sedgley Parking Area.

### **1. Exhibit “A” Definitions:**

“**Zoo**” means the Zoological Society of Philadelphia.

“**City**” means the City of Philadelphia.

“**Premises**” means the land and improvements designated as the 38<sup>th</sup> Street Lot, Zoological Drive and the Sedgley Parking Area as generally shown in the Maps of the Premises, attached as Exhibit B.

### **2. Basic Structure of License Transaction:**

- i) City will license the Premises to the Zoo.
- ii) The Zoo will maintain and operate the Premises for year-round use by the Zoo’s guests, employees, and invitees, primarily for use as surface parking areas.

### **3. License Terms:**

i) **Occupancy:** The Premises will be occupied by the Zoo. Under a license between the City and the School District of Philadelphia, 30 parking spaces adjoining the 38<sup>th</sup> Street Lot are used by the School District, as generally shown in the Maps of the Premises attached as Exhibit “B”. The Zoo will have the right to use these 30 spaces subject to an agreement with the School District. The City may use the Sedgley Parking Area for occasional special events.

ii) **License Fee:** No license fee is payable by the Zoo.

iii) **Duration:** The term of the license shall be 10 years.

iv) **Renewals:**

a) For 38<sup>th</sup> Street and Zoological Drive: a first renewal term of 10 years and a second renewal term of 9.5 years, if mutually agreed upon by the City and the Zoo.

b) There are no renewal terms for the Sedgley Parking Area provided under the license.

vi) **Commencement Date:** Upon execution.

vii) **Maintenance:** The Zoo shall maintain and repair the Premises as required by the license, and make improvements to the Premises that are authorized or required by the license, at no cost to the City.

viii) **Economic Opportunity Plan:** The Zoo shall comply with an Economic Opportunity Plan in the maintenance, repair and operation of the Premises and for the employment of women and minority persons in the construction, maintenance, repair and operation of the Premises.

**EXHIBIT "B"**

MAPS OF THE PREMISES

# Philadelphia Zoological Gardens

Surface Parking



PHILADELPHIA  
PARKS & RECREATION



Date: 5/6/2015

Surface Parking

0 250 500 1,000 Feet

1 inch = 500 feet

# Philadelphia Zoological Gardens

Surface Parking- Zoological Drive



PHILADELPHIA  
PARKS & RECREATION

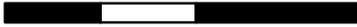


Date: 5/6/2015

 Philadelphia Zoo

 Zoological Drive



0 150 300 600  
 Feet

1 inch = 300 feet

W GIRARD AVE

MARTIN LUTHER KING JR BLVD

EB SCHUYLKILL EXPY  
N 34TH ST

ZOOLOGICAL ST

MANTUA AVE  
BROWN ST

N 38TH ST

# Philadelphia Zoological Gardens

Surface Parking - Sedgeley Parking Area



PHILADELPHIA  
PARKS & RECREATION



Date: 5/6/2015

 Sedgeley Parking Area

0 62.5 125 250 Feet



1 inch = 125 feet



# Philadelphia Zoological Gardens

Surface Parking - 38th Street Lot



PHILADELPHIA  
PARKS & RECREATION



Date: 5/6/2015



-  Philadelphia Zoo
-  38th Street Lot
-  School District Parking



1 inch = 200 feet