

EXHIBIT “A”

Terms of proposed Master Lease Agreement between the School District of Philadelphia and the Philadelphia Municipal Authority (“PMA”) and a Sublease between the PMA and the City of Philadelphia for certain land and improvements known as McArdle Playground.

1. Exhibit “A” Definitions:

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

“**The District**” means the School District of Philadelphia.

“**PMA**” means the Philadelphia Municipal Authority

“**Premises**” means all or some of the land and improvements known as the McArdle Playground and as generally shown in the attached as Exhibit B.

2. Basic Structure of Lease Transaction:

i) The District will lease the Premises to the PMA through a Master Lease, and the PMA will then enter into a Sublease for the Premises with the City.

ii) The City will maintain and operate the Premises for public use for the term of the Sublease.

3. Lease Terms:

i) **Premises:** All or some of the land and improvements known as McArdle Playground as generally shown in the Map of the Premises.

ii) **Occupancy:** The Premises will be occupied by the City and available for public use and for use by the School District’s students attached as Exhibit B.

iii) **Rent:** Nominal.

iv) **Duration:** The term of both the Master Lease and Sublease may be a term of up to 25 years.

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

vi) **Maintenance:** City shall maintain and repair the Premises as required by the Sublease, and may make improvements to the Premises that are authorized by the Sublease, at no cost to the District.

EXHIBIT "B"

MAPS OF THE PREMISES


McArdle School and Grounds


8930 Ashton Rd.




PHILADELPHIA
PARKS & RECREATION



 **PPR Asset Boundary**

 Feet
0 125 250

1 inch = 125 feet

N 

Date: 4/28/2016