

**OC FAIR & EVENT CENTER
RENTAL AGREEMENTS FOR BOARD APPROVAL
JANUARY 2026**

1 of 3

NEW

CONTRACT #	CONTRACTOR	EVENT	DESCRIPTION	FACILITIES	CONTRACT DATES	CONTRACT AMOUNT
R-006-26	Tex*us Guitar Shows, Inc.	SoCAL World Guitar Show	Consumer Show (CON)	The Hangar	01/23/26-01/26/26	\$20,597.00
R-027-26	Pacific Coast Sportfishing Magazine	Pacific Coast Sportfishing Tackle, Boat & Travel Show	Consumer Show (CON)	Anaheim Building (#16); Costa Mesa Building (#10); Courtyard; Huntington Beach Building (#12); Los Alamitos Building (#14); Main Mall; OC Promenade (Span); Parking Lot I; Santa Ana Pavilion (Parade of Products); The Hangar	03/03/26-03/09/26	\$251,693.00
R-028-26	Emerald X LLC	Overland Expo So Cal 2026	Consumer Show (CON)	Anaheim Building (#16); Costa Mesa Building (#10); Country Meadows; Courtyard; Crafters Village; Festival Field Grass; Huntington Beach Building (#12); Los Alamitos Building (#14); Main Mall; OC Promenade (Span); Park Plaza; Parking Lot I; Parking Lot J (FFZ); Santa Ana Pavilion (Parade of Products); The Hangar	03/11/26-03/16/26	\$253,322.50
R-030-26	Redo Market LLC dba Redo Market	Redo Market	Consumer Show (CON)	Anaheim Building (#16); Los Alamitos Building (#14); Main Mall; The Hangar	03/19/26-03/21/26	\$51,750.50
R-050-26	California Rare Fruit Growers, O.C. Chapter	California Rare Fruit Growers - Scion Exchange	Meeting/Seminar (MEE)	Millennium Barn	01/17/26-01/17/26	\$150.00
R-052-26	Islamic Center of Yorba Linda	OC Eid Fest	Cultural Festival (CULTU)	Costa Mesa Building (#10); Courtyard; Crafters Village; Huntington Beach Building (#12); Park Plaza; Parking Lot J (FFZ); Plaza Pacifica; Santa Ana Pavilion (Parade of Products)	05/15/26-05/17/26	\$91,762.00
R-053-26	VIBE Gymnastics LLC	GOOD VIBES Classic	Competition/Tournament (COM)	Costa Mesa Building (#10)	01/22/26-01/25/26	\$44,335.75
R-054-26	OC Card Show	OC Card Show	Consumer Show (CON)	Costa Mesa Building (#10)	01/02/26-01/05/26	\$25,757.00

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JANUARY 2026**

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NEW

CONTRACT #	CONTRACTOR	EVENT	DESCRIPTION	FACILITIES	CONTRACT DATES	CONTRACT AMOUNT
R-056-26	Luftgekühlt LLC	Air Water '26	Festival (FST)	Action Sports Arena; Anaheim Building (#16); Baja Grill Grass; Costa Mesa Building (#10); Country Meadows; Crafters Village; Huntington Beach Building (#12); Los Alamitos Building (#14); Main Mall; Millennium Barn; OC Promenade (Span); Park Plaza; Parking Lot A (North); Parking Lot I; Parking Lot J (FFZ); Plaza Pacifica; Plaza Pacifica Lobby; Santa Ana Pavilion (Parade of Products); The Hangar	04/22/26-04/28/26	\$181,584.50
R-058-26	FuelFest	Fuel Fest	Festival (FST)	Anaheim Building (#16); Los Alamitos Building (#14);	06/11/26-06/14/26	\$78,226.50
R-064-26	Pinnacle Production	Dinosaur Adventure	Consumer Show (CON)	Anaheim Building (#16); Los Alamitos Building (#14)	02/13/26-02/16/26	\$38,107.00
R-073-25	SOCA Fights	Fight Club OC	Competition/Tournament (COM)	The Hangar	12/10/25-12/11/25	\$20,570.25
R-083-25	Pacific Investment Management Company LLC - PIMCO	Feed Our Cities	Competition/Tournament (COM)	The Hangar	12/04/25-12/06/25	\$28,555.00
R-102-25	Gem Faire, Inc.	Gem Faire	Camping (RAL)	Campground	12/03/25-12/08/25	\$46,896.00
R-141-25	Sharp Concepts, Inc.	Sharp Concepts Camping	Camping (RAL)	Parking Lot G	11/10/25-01/12/26	\$9,826.50
R-142-25	Riverside County Rabbit Breeders Association	RCRBA Rabbit & Cavy Show			12/20/25-12/20/25	\$130.00
R-143-25	Share Our Selves	Share Our Selves Mobile Health Unit Storage			12/05/25-12/08/25	\$192.00

AMENDMENTS

CONTRACT #	CONTRACTOR	EVENT	DESCRIPTION	FACILITIES	CONTRACT DATES	CONTRACT AMOUNT
R-023-26 (REVISED)	Orange County Department of Education	OC Pathways Showcase	<i>Revised: adding additional buildings</i>	Anaheim Building (#16); Los Alamitos Building (#14); Main Mall; The Hangar	02/25/26-02/27/26	\$28,467.00
R-030-26 (REVISED)	Redo Market LLC dba Redo Market	Redo Market	<i>Revised: removing Main Mall and changing load in day for two buildings</i>	Anaheim Building (#16); Los Alamitos Building (#14); Main Mall; The Hangar	03/19/26-03/21/26	\$43,106.50
R-045-26 (REVISED #2)	American Board of Trial Advocates	ABOTA Car Show	<i>Revised: moving buildings</i>	Huntington Beach Building (#12)	01/15/26-01/15/26	\$9,992.00

**OC FAIR & EVENT CENTER
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3 of 3

NEW

CONTRACT #	CONTRACTOR	EVENT	DESCRIPTION	FACILITIES	CONTRACT DATES	CONTRACT AMOUNT
R-046-26 (REVISED)	IBJJF dba International BJJ Inc.	IBJJF	<i>Revised: added move in and event day</i>		02/27/26-03/02/26	\$39,719.50
R-046-26 (REVISED #2)	IBJJF dba International BJJ Inc.	IBJJF	<i>Revised: updated cover page verbiage</i>		02/27/26-03/02/26	\$39,719.50
R-058-26 (REVISED)	FuelFest	Fuel Fest	<i>Revised: updated cover page verbiage</i>	Anaheim Building (#16); Los Alamitos Building (#14);	06/11/26-06/14/26	\$78,226.50
R-106-25 (Amend. #1)	Celebration Festivals LLC	Winter Fest OC	<i>Amended: event date extended</i>	Parking Lot A (North)	11/03/25-01/18/26	\$399,144.63
R-135-25 (Amend. #1)	Butler Amusements, Inc.	Butler Amusements Camping	<i>Amended: event date extended</i>	Parking Lot G	11/17/25-01/17/26	\$57,150.00
R-138-25 (AMEND. #1)	Orange County Community Services; Coast Community College	Orange County Job Fair	<i>Amended: added additional signee</i>		12/09/25-12/09/25	In-Kind Trade: \$6,950.00 Payment: \$6,031.00
R-141-25 (Amend. #1)	Sharp Concepts, Inc.	Sharp Concepts Camping	<i>Amended: event date extended</i>	Parking Lot G	11/10/25-01/17/26	\$10,501.50

FORM F-31

AGREEMENT NO. **R-006-26**

REVIEWED _____

DATE **November 12, 2025**

FAIRTIME

INTERIM **XX**

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Tex*us Guitar Shows, Inc.** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

January 23 - 26, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

SoCAL World Guitar Show

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$20,597.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Tex*us Guitar Shows, Inc.
P.O. Box 999
Sperry, OK 74073

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By:_____Date:_____
Title: Larry Briggs, Promoter

By:_____Date:_____
Title: Michele Capps, Chief Business Development Officer

EXHIBIT A

Event Information				
Event Name:	SoCAL World Guitar Show	Contract No:	R-006-26	
Contact Person:	Larry Briggs	Phone:	(918) 288-2222	
Event Date:	01/24/2026 - 01/25/2026	Hours:	Saturday: 10:00 AM - 5:00 PM Sunday: 10:00 AM - 4:00 PM	

Admission Price:	\$20.00		
Vehicle Parking Fee:	\$15.00 General Parking (See Terms)	Projected Attendance:	800

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Friday			
The Hangar	01/23/2026 06:00 AM - 10:00 PM	Move In	2,050.00
Saturday			
The Hangar	01/24/2026 10:00 AM - 05:00 PM	Event	4,100.00
Sunday			
The Hangar	01/25/2026 10:00 AM - 04:00 PM	Event	4,100.00
Monday			
The Hangar	01/26/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Total:			10,250.00

Hosting of this event in the above specified space, The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also insurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - January 26, 2026 to avoid additional charges.

Estimated Equipment Fees					
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>	<u>Actual</u>
Chair (Individual)	TBD	TBD	EA	2.50 EA	TBD
Dumpster	Estimate 6	6.00	EA	20.00 EA	120.00
Electrical Splitter Box	TBD	TBD	EA	55.00 EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	875.00 EVT	875.00
Marquee Board	01/19/2026 - 01/25/2026	1.00	WK	Included	Included
Portable Electronic Message Board	01/24/2026 - 01/25/2026	2.00	EA	75.00 EA/DAY	300.00
Public Address System (Per Building)	01/24/2026 - 01/25/2026	1.00	EA	75.00 EA/DAY	150.00
Stanchion	Estimate 16	16.00	EA	5.00 EA	80.00
Sweeper (In-House)	Estimate 3 Hours	3.00	HR	75.00 HR	225.00
Total:					1,750.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant	Estimate 9 Hours	9.00	HR	30.00	HR	270.00
Janitorial Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Electrician	Estimate 1 Hour	1.00	HR	75.00	HR	75.00
Event Day						
Grounds Attendant Lead	01/24/2026 09:00AM - 06:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	01/24/2026 09:00AM - 06:00PM	1.00	EA	30.00	HR	270.00
Janitorial Attendant	01/24/2026 09:00AM - 06:00PM	2.00	EA	30.00	HR	540.00
Grounds Attendant Lead	01/25/2026 09:00AM - 05:00PM	1.00	EA	35.00	HR	280.00
Grounds Attendant	01/25/2026 09:00AM - 05:00PM	1.00	EA	30.00	HR	240.00
Janitorial Attendant	01/25/2026 09:00AM - 05:00PM	2.00	EA	30.00	HR	480.00

EXHIBIT A

Event Information						
Clean Up						
Grounds Attendant Lead	Estimate 3 Hours	3.00	HR	35.00	HR	105.00
Grounds Attendant	Estimate 3 Hours	3.00	HR	30.00	HR	90.00
Janitorial Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Electrician	Estimate 1 Hour	1.00	HR	75.00	HR	75.00
<u>Event Sales & Services</u>						
Event Coordinator	01/24/2026 09:00AM - 06:00PM	1.00	EA	57.50	HR	517.50
Event Coordinator	01/25/2026 09:00AM - 05:00PM	1.00	EA	57.50	HR	460.00
<u>Parking</u>						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
<u>Safety & Security</u>						
Security Attendant	01/24/2026 09:00AM - 05:30PM	3.00	EA	30.00	HR	765.00
Security Attendant	01/25/2026 09:00AM - 04:30PM	3.00	EA	30.00	HR	675.00
<u>Technology</u>						
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
<u>Outside Services</u>						
Emergency Medical Services	01/24/2026 09:30AM - 05:30PM	1.00	EA	35.00	HR	280.00
Emergency Medical Services	01/25/2026 09:30AM - 04:30PM	1.00	EA	35.00	HR	245.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
<u>Insurance</u>						
S.E.L.I. Insurance	01/24/2026 - 01/25/2026	1.00	EA	150.00	EA/DAY	300.00
<i>(Includes coverage for Move In/ Move Out period listed on Rental Agreement)</i>						
Total:						7,597.00
Summary						
Facility Rental Total						\$10,250.00
Estimated Equipment, Reimbursable Personnel and Services Total						\$9,347.00
Refundable Deposit						\$1,000.00
Grand Total:						\$20,597.00
Payment Schedule						
<u>Payment Schedule</u>			<u>Due Date</u>		<u>Amount</u>	
First Payment			Upon Signing		\$10,298.50	
Second Payment			12/23/2025		\$10,298.50	
Total:						\$20,597.00

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

EXHIBIT A

Event Information

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price change.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Tex*us Guitar Shows, Inc. must comply with request.**

EXHIBIT A

Event Information

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Tex*us Guitar Shows, Inc. must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Tex*us Guitar Shows, Inc. must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-027-26**

DATE **January 9, 2026**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Pacific Coast Sportfishing Magazine** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

March 3 - 9, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Pacific Coast Sportfishing Tackle, Boat, Travel and Outdoors Show

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$251,693.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Pacific Coast Sportfishing Magazine
260 Newport Center Drive, PMB #969
Newport Beach, CA 92660

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Bill DePriest, Publisher/Editor**

By: _____ Date: _____
Title: **James Canfield, Chief Executive Officer**

EXHIBIT A

Event Information			
Event Name:	Pacific Coast Sportfishing Tackle, Boat & Travel Show	Contract No:	R-027-26
Contact Person:	Bill DePriest	Phone:	(949) 650-3474 ext 205
Event Date:	03/05/2026 - 03/08/2026	Hours:	Thursday: 12:00 PM - 7:00 PM Friday: 12:00 PM - 7:00 PM Friday Fundraiser: 7:30 PM - 10:00 PM Saturday: 10:00 AM - 7:00 PM Sunday: 10:00 AM - 5:00 PM
Admission Price:	General: \$20.00; 12 & Under: Free		
Vehicle Parking Fee:	\$15.00 General Parking	Projected Attendance:	10,000

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Tuesday			
Anaheim Building (#16)	03/03/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Costa Mesa Building (#10)	03/03/2026 08:00 AM - 10:00 PM	Move In	2,450.00
Huntington Beach Building (#12)	03/03/2026 08:00 AM - 12:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	03/03/2026 08:00 AM - 10:00 PM	Move In	1,750.00
Main Mall	03/03/2026 08:00 AM - 10:00 PM	Move In	1,000.00
OC Promenade (Span)	03/03/2026 08:00 AM - 10:00 PM	Move In	1,400.00
¼ Parking Lot I	03/03/2026 08:00 AM - 10:00 PM	Move In	287.50
Santa Ana Pavilion (Parade of Products)	03/03/2026 08:00 AM - 10:00 PM	Move In	1,250.00
The Hangar	03/03/2026 08:00 AM - 10:00 PM	Move In	2,050.00
Wednesday			
Anaheim Building (#16)	03/04/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Costa Mesa Building (#10)	03/04/2026 08:00 AM - 10:00 PM	Move In	2,450.00
Huntington Beach Building (#12)	03/04/2026 08:00 AM - 12:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	03/04/2026 08:00 AM - 10:00 PM	Move In	1,750.00
Main Mall	03/04/2026 08:00 AM - 10:00 PM	Move In	1,000.00
OC Promenade (Span)	03/04/2026 08:00 AM - 10:00 PM	Move In	1,400.00
¼ Parking Lot I	03/04/2026 08:00 AM - 10:00 PM	Move In	287.50
Santa Ana Pavilion (Parade of Products)	03/04/2026 08:00 AM - 10:00 PM	Move In	1,250.00
The Hangar	03/04/2026 08:00 AM - 10:00 PM	Move In	2,050.00
Thursday			
Anaheim Building (#16)	03/05/2026 12:00 PM - 07:00 PM	Event	2,800.00
Costa Mesa Building (#10)	03/05/2026 12:00 PM - 07:00 PM	Event	4,900.00
Huntington Beach Building (#12)	03/05/2026 12:00 PM - 07:00 PM	Event	3,900.00
Los Alamitos Building (#14)	03/05/2026 12:00 PM - 07:00 PM	Event	3,500.00
Main Mall	03/05/2026 12:00 PM - 07:00 PM	Event	2,000.00
OC Promenade (Span)	03/05/2026 12:00 PM - 07:00 PM	Event	2,800.00
¼ Parking Lot I	03/05/2026 12:00 PM - 07:00 PM	Event	575.00
Santa Ana Pavilion (Parade of Products)	03/05/2026 12:00 PM - 07:00 PM	Event	2,500.00
The Hangar	03/05/2026 12:00 PM - 07:00 PM	Event	4,100.00
Friday			
Anaheim Building (#16)	03/06/2026 12:00 PM - 07:00 PM	Event	2,800.00
Courtyard - <i>Fundraiser</i>	03/06/2026 07:30 PM - 10:00 PM	Event	1,100.00
Costa Mesa Building (#10)	03/06/2026 12:00 PM - 07:00 PM	Event	4,900.00
Huntington Beach Building (#12)	03/06/2026 12:00 PM - 07:00 PM	Event	3,900.00
Los Alamitos Building (#14)	03/06/2026 12:00 PM - 07:00 PM	Event	3,500.00
Main Mall	03/06/2026 12:00 PM - 07:00 PM	Event	2,000.00
OC Promenade (Span)	03/06/2026 12:00 PM - 07:00 PM	Event	2,800.00

EXHIBIT A

Event Information			
¼ Parking Lot I	03/06/2026 12:00 PM - 07:00 PM	Event	575.00
Santa Ana Pavilion (Parade of Products)	03/06/2026 12:00 PM - 07:00 PM	Event	2,500.00
The Hangar	03/06/2026 12:00 PM - 07:00 PM	Event	4,100.00
Saturday			
Anaheim Building (#16)	03/07/2026 10:00 AM - 07:00 PM	Event	2,800.00
Costa Mesa Building (#10)	03/07/2026 10:00 AM - 07:00 PM	Event	4,900.00
Huntington Beach Building (#12)	03/07/2026 10:00 AM - 07:00 PM	Event	3,900.00
Los Alamitos Building (#14)	03/07/2026 10:00 AM - 07:00 PM	Event	3,500.00
Main Mall	03/07/2026 10:00 AM - 07:00 PM	Event	2,000.00
OC Promenade (Span)	03/07/2026 10:00 AM - 07:00 PM	Event	2,800.00
¼ Parking Lot I	03/07/2026 10:00 AM - 07:00 PM	Event	575.00
Santa Ana Pavilion (Parade of Products)	03/07/2026 10:00 AM - 07:00 PM	Event	2,500.00
The Hangar	03/07/2026 10:00 AM - 07:00 PM	Event	4,100.00
Sunday			
Anaheim Building (#16)	03/08/2026 10:00 AM - 05:00 PM	Event	2,800.00
Costa Mesa Building (#10)	03/08/2026 10:00 AM - 05:00 PM	Event	4,900.00
Huntington Beach Building (#12)	03/08/2026 10:00 AM - 05:00 PM	Event	3,900.00
Los Alamitos Building (#14)	03/08/2026 10:00 AM - 05:00 PM	Event	3,500.00
Main Mall	03/08/2026 10:00 AM - 05:00 PM	Event	2,000.00
OC Promenade (Span)	03/08/2026 10:00 AM - 05:00 PM	Event	2,800.00
¼ Parking Lot I	03/08/2026 10:00 AM - 05:00 PM	Event	575.00
Santa Ana Pavilion (Parade of Products)	03/08/2026 10:00 AM - 05:00 PM	Event	2,500.00
The Hangar	03/08/2026 10:00 AM - 05:00 PM	Event	4,100.00
Monday			
Anaheim Building (#16)	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Costa Mesa Building (#10)	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Huntington Beach Building (#12)	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Los Alamitos Building (#14)	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Main Mall	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
OC Promenade (Span)	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
¼ Parking Lot I	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Santa Ana Pavilion (Parade of Products)	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge
The Hangar	03/09/2026 06:00 AM - 11:59 AM	Move Out	No Charge

Total: 136,475.00

Hosting of this event in the above specified spaces, Anaheim Building, Costa Mesa Building, Courtyard, Huntington Beach Building, Los Alamitos Building, Main Mall, OC Promenade, Parking Lot I, Santa Ana Pavilion and The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also insurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - March 9, 2026 to avoid additional charges.

Estimated Equipment Fees					
Description	Date-Time	Units		Rate	Actual
20 Amp Drop	TBD	TBD	EA	25.00 EA	TBD
40 Yard Dumpster	Estimate 9	9.00	EA	241.00 EA	2,169.00
50 Amp Drop	TBD	TBD	EA	70.00 EA	TBD
Barricade (Metal)	TBD	TBD	EA	15.00 EA	TBD
Barricade (Plastic)	TBD	TBD	EA	15.00 EA	TBD
Cable Ramp	Estimate 34	34.00	EA	15.00 EA	510.00
Dumpster	TBD	TBD	EA	20.00 EA	TBD

EXHIBIT A

Event Information						
Electrical Splitter Box	Estimate 25	25.00	EA	55.00	EA	1,375.00
Electrical Usage Rate	Estimate Only	1.00	EA	4,400.00	EVT	4,400.00
Forklift	Estimate 26 Hours	26.00	HR	75.00	HR	1,950.00
Forklift (40 Yard Dumpster)	Estimate 44 Hours	44.00	HR	75.00	HR	3,300.00
Hang Tag - 4 Day	TBD	TBD	EA	28.00	EA	TBD
Man Lift	Estimate 27 Hours	27.00	HR	75.00	HR	2,025.00
Marquee Board	02/09/2026 - 03/08/2026	4.00	WK	Included		Included
Overall Public Address System	03/05/2026 - 03/08/2026	1.00	EA	250.00	EA/DAY	1,000.00
Picnic Table (Rectangular & Round)	Estimate 33	33.00	EA	15.00	EA	495.00
Portable Electronic Message Board	03/05/2026 - 03/08/2026	2.00	EA	75.00	EA/DAY	600.00
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Scissor Lift	TBD	TBD	HR	75.00	HR	TBD
Stanchion	Estimate 100	100.00	EA	5.00	EA	500.00
Sweeper (In-House)	Estimate 10 Hours	10.00	HR	75.00	HR	750.00
Ticket Booth (Double Window)	Estimate 4	4.00	EA	100.00	EA	400.00
Tonnage Weight (40 Yard Dumpster)	Estimate 17 Tons	17.00	TON	83.00	TON	1,411.00
Trussing Unit	Estimate 2	2.00	EA	100.00	EA	200.00
Windmaster (Large)	Estimate 8	8.00	EA	25.00	EA	200.00
Windmaster (Small)	Estimate 4	4.00	EA	15.00	EA	60.00
Total:						21,345.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 54 Hours	54.00	HR	30.00	HR	1,620.00
Janitorial Attendant	Estimate 24 Hours	24.00	HR	30.00	HR	720.00
Electrician	Estimate 28 Hours	28.00	HR	75.00	HR	2,100.00
Event Day						
Grounds Attendant Lead	03/05/2026 11:00AM - 08:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	03/05/2026 11:00AM - 08:00PM	3.00	EA	30.00	HR	810.00
Janitorial Attendant Lead	03/05/2026 11:00AM - 08:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	03/05/2026 11:00AM - 08:00PM	14.00	EA	30.00	HR	3,780.00
Grounds Attendant Lead	03/06/2026 11:00AM - 08:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	03/06/2026 11:00AM - 08:00PM	3.00	EA	30.00	HR	810.00
Janitorial Attendant Lead	03/06/2026 11:00AM - 08:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	03/06/2026 11:00AM - 08:00PM	12.00	EA	30.00	HR	3,240.00
Janitorial Attendant	03/06/2026 11:00AM - 10:30PM	2.00	EA	30.00	HR	690.00
Grounds Attendant Lead	03/07/2026 09:00AM - 08:00PM	1.00	EA	35.00	HR	385.00
Grounds Attendant	03/07/2026 09:00AM - 08:00PM	3.00	EA	30.00	HR	990.00
Janitorial Attendant Lead	03/07/2026 09:00AM - 08:00PM	1.00	EA	35.00	HR	385.00
Janitorial Attendant	03/07/2026 09:00AM - 08:00PM	14.00	EA	30.00	HR	4,620.00
Grounds Attendant Lead	03/08/2026 09:00AM - 06:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	03/08/2026 09:00AM - 06:00PM	3.00	EA	30.00	HR	810.00
Janitorial Attendant Lead	03/08/2026 09:00AM - 06:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	03/08/2026 09:00AM - 06:00PM	14.00	EA	30.00	HR	3,780.00

EXHIBIT A

Event Information

Clean Up

Grounds Attendant Lead	Estimate 10 Hours	10.00	HR	35.00	HR	350.00
Grounds Attendant	Estimate 78 Hours	78.00	HR	30.00	HR	2,340.00
Janitorial Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
Electrician	Estimate 12 Hours	12.00	HR	75.00	HR	900.00

Event Sales & Services

Event Coordinator	03/05/2026 11:00AM - 08:00PM	1.00	EA	57.50	HR	517.50
Event Coordinator	03/06/2026 11:00AM - 08:00PM	1.00	EA	57.50	HR	517.50
Event Coordinator	03/07/2026 09:00AM - 08:00PM	1.00	EA	57.50	HR	632.50
Event Coordinator	03/08/2026 09:00AM - 06:00PM	1.00	EA	57.50	HR	517.50

Parking

Parking Attendant Lead	Estimate 24 Hours	24.00	HR	35.00	HR	840.00
Parking Attendant	Estimate 48 Hours	48.00	HR	30.00	HR	1,440.00

Safety & Security

Security Attendant - Overnight	03/04/2026 07:00PM - 07:00AM	2.00	EA	30.00	HR	720.00
Security Attendant Lead	03/05/2026 09:30AM - 07:30PM	1.00	EA	35.00	HR	350.00
Security Attendant	03/05/2026 09:30AM - 07:30PM	20.00	EA	30.00	HR	6,000.00
Security Attendant - Overnight	03/05/2026 07:00PM - 07:00AM	2.00	EA	30.00	HR	720.00
Security Attendant Lead	03/06/2026 09:30AM - 07:30PM	1.00	EA	35.00	HR	350.00
Security Attendant	03/06/2026 09:30AM - 07:30PM	18.00	EA	30.00	HR	5,400.00
Security Attendant	03/06/2026 09:30AM - 10:30PM	2.00	EA	30.00	HR	780.00
Security Attendant - Overnight	03/06/2026 07:00PM - 07:00AM	2.00	EA	30.00	HR	720.00
Security Attendant Lead	03/07/2026 07:30AM - 07:30PM	1.00	EA	35.00	HR	420.00
Security Attendant	03/07/2026 07:30AM - 07:30PM	20.00	EA	30.00	HR	7,200.00
Security Attendant - Overnight	03/07/2026 07:00PM - 07:00AM	2.00	EA	30.00	HR	720.00
Security Attendant Lead	03/08/2026 07:30AM - 05:30PM	1.00	EA	35.00	HR	350.00
Security Attendant	03/08/2026 07:30AM - 05:30PM	20.00	EA	30.00	HR	6,000.00

*Security staffing subject to change based on operational needs.

Technology

Technology Attendant	TBD	TBD	HR	57.50	HR	TBD
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00

Outside Services

Emergency Medical Services	03/05/2026 11:30AM - 07:30PM	3.00	EA	35.00	HR	840.00
Emergency Medical Services	03/06/2026 11:30AM - 07:30PM	3.00	EA	35.00	HR	840.00
Emergency Medical Services	03/07/2026 09:30AM - 07:30PM	3.00	EA	35.00	HR	1,050.00
Emergency Medical Services	03/08/2026 09:30AM - 05:30PM	3.00	EA	35.00	HR	840.00
Orange County Sheriff Services	Estimate Only	1.00	EA	18,100.00	EVT	18,100.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	6.00	HR	263.00	HR	1,578.00
Trash Collection & Sweeping Services	Estimate Only	1.00	EA	2,850.00	EVT	2,850.00

Total: 91,373.00

EXHIBIT A

Event Information

Summary

Facility Rental Total	\$136,475.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$112,718.00
Refundable Deposit	\$2,500.00
Grand Total:	\$251,693.00

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	<i>Upon Signing</i>	\$125,846.50
Second Payment	02/03/2025	\$125,846.50
Total:		\$251,693.00

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

BANNERS

All banner sizes and locations must be approved by OCFEC. See OCFEC Signage Guide.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

DRONES

OCFEC prohibits the use of all remotely controlled devices such as aircraft, cars, etc.

No remotely controlled aircraft or ground vehicle devices are authorized to operate on, above or below OCFEC property at any time without the express written consent of the OCFEC and/or the proper law enforcement authority. This procedure includes, but is not limited to unmanned aircraft systems, radio controlled model aircraft, other devices that can be operated in airspace and remotely controlled cars/ground vehicles.

Possession or operation of such remotely controlled aircraft or ground vehicle devices without prior written consent will result in the confiscation of all related materials, removal from OCFEC property, and/or a response from applicable law enforcement authority.

EXHIBIT A

Event Information

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RIGGING

All rigging plans must be submitted to OCFEC for review and approval. Rigging approval is subject to facility engineering capacity/integrity. Approval is not guaranteed. State Engineering Stamp is required for all rigging plans.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Pacific Coast Sportfishing Magazine must comply with request.

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Pacific Coast Sportfishing Magazine must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Pacific Coast Sportfishing Magazine must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-028-26**

DATE **January 9, 2026**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, **Emerald X LLC dba Overland Expo So Cal** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

March 11 - 16, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Overland Expo So Cal

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$253,322.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify, defend and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. The Association agrees to indemnify, defend and hold harmless the Renter, its officers, directors, affiliates and agents (collectively the “Indemnified Parties”) from and against any and all claims, judgments, damages, costs and expenses (including reasonable attorneys’ fees and court costs (collectively “Damages”) to the extent that such damages arise directly from:
 1. Breach by the Association - any material breach of the representations, warranties, or obligations of the Association under this agreement
 2. Negligence or Misconduct - the gross negligence or willful misconduct of the Association, its officers, agents, servants or employees
 3. Bodily Injury or Property Damage - bodily injury or property damage directly caused by the Association, its officers, agents, servants or employees and arising out of or in any way connected to the activities under this agreement.

Such indemnity shall not apply to the extent that any damage results from the negligence or willful misconduct of the Renter, its officers, directors, affiliates and agents; the activities of vendors at the fairgrounds not under the Associations direct control or that which is unrelated to any obligations contained within this Agreement.

The parties further agree that reasonable efforts will be made to mitigate any damages covered by this indemnification.

13. In no event will Association OR Renter’s liability be arising out of or related to this Agreement, whether arising out of or related to breach of contract, tort (including negligence) or otherwise exceed the greater of: (a) the aggregate fees and expenses paid and payable to Association under this Agreement and (b) the amounts payable under the any applicable insurance policies maintained by Renter or Association.
14. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
15. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
16. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.

17. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
18. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
19. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
20. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Emerald X LLC dba Overland Expo So Cal
100 Broadway, 14th Floor
New York, NY 10005

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Lindsay Hubley, SVP Consumer Events**

By: _____ Date: _____
Title: **James Canfield, Chief Executive Officer**

EXHIBIT A

Event Information

Event Name:	Overland Expo So Cal 2026	Contract No:	R-028-26
Contact Person:	Emily Boden	Phone:	(317) 601-9917
Event Date:	03/14/2026 - 03/15/2026	Hours:	Saturday: 9:00 AM - 5:00 PM Happy Hour: 5:00 PM - 7:30 PM Sunday: 9:00 AM - 4:00 PM

Admission Price:	TBD	Projected Attendance:	10,000
Vehicle Parking Fee:	\$15.00 General Parking		

Facility Rental Fees

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
Anaheim Building (#16)	03/11/2026 06:00 AM - 11:00 PM	Move In	1,400.00
Costa Mesa Building (#10)	03/11/2026 06:00 AM - 11:00 PM	Move In	2,450.00
Country Meadows	03/11/2026 06:00 AM - 11:00 PM	Move In	1,100.00
Crafters Village	03/11/2026 06:00 AM - 11:00 PM	Move In	700.00
Huntington Beach Building (#12)	03/11/2026 06:00 AM - 11:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	03/11/2026 06:00 AM - 11:00 PM	Move In	1,750.00
Main Mall	03/11/2026 06:00 AM - 11:00 PM	Move In	1,000.00
OC Promenade (Span)	03/11/2026 06:00 AM - 11:00 PM	Move In	1,400.00
Park Plaza	03/11/2026 06:00 AM - 11:00 PM	Move In	900.00
Parking Lot I	03/11/2026 06:00 AM - 11:00 PM	Move In	1,150.00
Parking Lot J (FFZ)	03/11/2026 06:00 AM - 11:00 PM	Move In	1,900.00
Santa Ana Pavilion (Parade of Products)	03/11/2026 06:00 AM - 11:00 PM	Move In	1,250.00
The Hangar	03/11/2026 06:00 AM - 11:00 PM	Move In	2,050.00
Thursday			
Anaheim Building (#16)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,400.00
Campground (Festival Field Grass)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,350.00
Costa Mesa Building (#10)	03/12/2026 06:00 AM - 11:00 PM	Move In	2,450.00
Country Meadows	03/12/2026 06:00 AM - 11:00 PM	Move In	1,100.00
Crafters Village	03/12/2026 06:00 AM - 11:00 PM	Move In	700.00
Huntington Beach Building (#12)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,750.00
Main Mall	03/12/2026 06:00 AM - 11:00 PM	Move In	1,000.00
OC Promenade (Span)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,400.00
Park Plaza	03/12/2026 06:00 AM - 11:00 PM	Move In	900.00
Parking Lot I	03/12/2026 06:00 AM - 11:00 PM	Move In	1,150.00
Parking Lot J (FFZ)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,900.00
Santa Ana Pavilion (Parade of Products)	03/12/2026 06:00 AM - 11:00 PM	Move In	1,250.00
The Hangar	03/12/2026 06:00 AM - 11:00 PM	Move In	2,050.00
Friday			
Anaheim Building (#16)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,400.00
Campground (Festival Field Grass)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,350.00
Costa Mesa Building (#10)	03/13/2026 06:00 AM - 11:00 PM	Move In	2,450.00
Country Meadows	03/13/2026 06:00 AM - 11:00 PM	Move In	1,100.00
Crafters Village	03/13/2026 06:00 AM - 11:00 PM	Move In	700.00
Huntington Beach Building (#12)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,750.00
Main Mall	03/13/2026 06:00 AM - 11:00 PM	Move In	1,000.00
OC Promenade (Span)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,400.00

EXHIBIT A

Event Information			
Park Plaza	03/13/2026 06:00 AM - 11:00 PM	Move In	900.00
Parking Lot I	03/13/2026 06:00 AM - 11:00 PM	Move In	1,150.00
Parking Lot J (FFZ)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,900.00
Santa Ana Pavilion (Parade of Products)	03/13/2026 06:00 AM - 11:00 PM	Move In	1,250.00
The Hangar	03/13/2026 06:00 AM - 11:00 PM	Move In	2,050.00
Saturday			
Anaheim Building (#16)	03/14/2026 09:00 AM - 05:00 PM	Event	2,800.00
Campground (Festival Field Grass)	03/14/2026 09:00 AM - 05:00 PM	Event	2,700.00
Costa Mesa Building (#10)	03/14/2026 09:00 AM - 05:00 PM	Event	4,900.00
Country Meadows	03/14/2026 09:00 AM - 05:00 PM	Event	2,200.00
Courtyard	03/14/2026 09:00 AM - 05:00 PM	Event	1,100.00
Crafters Village	03/14/2026 09:00 AM - 05:00 PM	Event	1,400.00
Huntington Beach Building (#12)	03/14/2026 09:00 AM - 05:00 PM	Event	3,900.00
Los Alamitos Building (#14)	03/14/2026 09:00 AM - 05:00 PM	Event	3,500.00
Main Mall	03/14/2026 09:00 AM - 05:00 PM	Event	2,000.00
OC Promenade (Span)	03/14/2026 09:00 AM - 07:30 PM	Event	2,800.00
Park Plaza	03/14/2026 09:00 AM - 05:00 PM	Event	1,800.00
Parking Lot I	03/14/2026 09:00 AM - 05:00 PM	Event	2,300.00
Parking Lot J (FFZ)	03/14/2026 09:00 AM - 05:00 PM	Event	3,800.00
Santa Ana Pavilion (Parade of Products)	03/14/2026 09:00 AM - 05:00 PM	Event	2,500.00
The Hangar	03/14/2026 09:00 AM - 05:00 PM	Event	4,100.00
Sunday			
Anaheim Building (#16)	03/15/2026 09:00 AM - 04:00 PM	Event	2,800.00
Campground (Festival Field Grass)	03/15/2026 09:00 AM - 04:00 PM	Event	2,700.00
Costa Mesa Building (#10)	03/15/2026 09:00 AM - 04:00 PM	Event	4,900.00
Country Meadows	03/15/2026 09:00 AM - 04:00 PM	Event	2,200.00
Courtyard	03/15/2026 09:00 AM - 04:00 PM	Event	1,100.00
Crafters Village	03/15/2026 09:00 AM - 04:00 PM	Event	1,400.00
Huntington Beach Building (#12)	03/15/2026 09:00 AM - 04:00 PM	Event	3,900.00
Los Alamitos Building (#14)	03/15/2026 09:00 AM - 04:00 PM	Event	3,500.00
Main Mall	03/15/2026 09:00 AM - 04:00 PM	Event	2,000.00
OC Promenade (Span)	03/15/2026 09:00 AM - 04:00 PM	Event	2,800.00
Park Plaza	03/15/2026 09:00 AM - 04:00 PM	Event	1,800.00
Parking Lot I	03/15/2026 09:00 AM - 04:00 PM	Event	2,300.00
Parking Lot J (FFZ)	03/15/2026 09:00 AM - 04:00 PM	Event	3,800.00
Santa Ana Pavilion (Parade of Products)	03/15/2026 09:00 AM - 04:00 PM	Event	2,500.00
The Hangar	03/15/2026 09:00 AM - 04:00 PM	Event	4,100.00
Monday			
Anaheim Building (#16)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Campground (Festival Field Grass)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Costa Mesa Building (#10)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Country Meadows	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Courtyard	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Crafters Village	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Huntington Beach Building (#12)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Los Alamitos Building (#14)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Main Mall	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
OC Promenade (Span)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge

EXHIBIT A

Event Information

Park Plaza	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Parking Lot I	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Parking Lot J (FFZ)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
Santa Ana Pavilion (Parade of Products)	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge
The Hangar	03/16/2026 06:00 AM - 12:00 PM	Move Out	No Charge

Total: 143,300.00

Hosting of this event in the above specified spaces, Anaheim Building, Campground, Costa Mesa Building, Country Meadows, Courtyard, Crafters Village, Huntington Beach Building, Los Alamitos Building, Main Mall, OC Promenade, Park Plaza, Parking Lot I, Parking Lot J, Santa Ana Pavilion and The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 12:00 PM Monday - March 16, 2026 to avoid additional charges.

Estimated Equipment Fees

<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
20 Amp Drop	TBD	TBD EA	25.00 EA	TBD
50 Amp Drop	Estimate 7	7.00 EA	70.00 EA	490.00
100 Amp Drop	Estimate 5	5.00 EA	180.00 EA	900.00
200 Amp Drop	TBD	TBD EA	360.00 EA	TBD
40 Yard Dumpster	Estimate 10	10.00 EA	241.00 EA	2,410.00
Barricade (Metal)	TBD	TBD EA	15.00 EA	TBD
Barricade (Plastic)	TBD	TBD EA	15.00 EA	TBD
Bench (Metal)	TBD	TBD EA	15.00 EA	TBD
Cable Ramp	TBD	TBD EA	15.00 EA	TBD
Chair (Individual)	Estimate 6	6.00 EA	2.50 EA	15.00
Cube Tower	Estimate 2	2.00 EA	100 EA	200.00
Electrical Splitter Box	Estimate 25	25.00 EA	55.00 EA	1,375.00
Electrical Usage Rate	Estimate Only	1.00 EA	4,200.00 EVT	4,200.00
EVOLV - Weapon Detection System	TBD	TBD EA	800.00 EA/DAY	TBD
Forklift	Estimate 20 Hours	20.00 HR	75.00 HR	1,500.00
Forklift (40 Yard Dumpster)	Estimate 40 Hours	40.00 HR	75.00 HR	3,000.00
Man Lift	Estimate 18 Hours	18.00 HR	75.00 HR	1,350.00
Marquee Board	02/16/2026 - 03/15/2026	4.00 WK	Included	Included
Picnic Table (Rectangular & Round)	Estimate 50	50.00 EA	15.00 EA	750.00
Portable Electronic Message Board	03/14/2026 - 03/15/2026	2.00 EA	75.00 EA/DAY	300.00
Public Address System (Per Building)	03/14/2026 - 03/15/2026	10.00 EA	75.00 EA/DAY	1,500.00
Scissor Lift	Estimate 6 Hours	6.00 HR	75.00 HR	450.00
Stanchion	Estimate 75	75.00 EA	5.00 EA	375.00
Sweeper (In-House)	Estimate 23 Hours	23.00 HR	75.00 HR	1,725.00
Ticket Booth (Double Window)	Estimate 4	4.00 EA	100.00 EA	400.00
Tonnage Weight (40 Yard Dumpster)	Estimate 20 Tons	20.00 TON	83.00 TON	1,660.00

Total: 22,600.00

Reimbursable Personnel and Services Fees

<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
Event Operations				
Set Up				
Grounds Attendant Lead	Estimate 20 Hours	20.00 HR	35.00 HR	700.00
Grounds Attendant	Estimate 72 Hours	72.00 HR	30.00 HR	2,160.00
Janitorial Attendant	Estimate 72 Hours	72.00 HR	30.00 HR	2,160.00
Electrician	Estimate 45 Hours	45.00 HR	75.00 HR	3,375.00

EXHIBIT A

Event Information

Event Day

Grounds Attendant Lead	03/14/2026 08:00AM - 06:00PM	1.00	EA	35.00	HR	350.00
Grounds Attendant	03/14/2026 08:00AM - 06:00PM	8.00	EA	30.00	HR	2,400.00
Janitorial Attendant Lead	03/14/2026 08:00AM - 06:00PM	1.00	EA	35.00	HR	350.00
Janitorial Attendant	03/14/2026 08:00AM - 06:00PM	21.00	EA	30.00	HR	6,300.00
Janitorial Attendant	03/14/2026 08:00AM - 08:00PM	4.00	EA	30.00	HR	1,440.00
Electrician	03/14/2026 08:00AM - 06:00PM	1.00	EA	75.00	HR	750.00
Plumber	03/14/2026 08:00AM - 06:00PM	1.00	EA	75.00	HR	750.00
Grounds Attendant Lead	03/15/2026 08:00AM - 05:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	03/15/2026 08:00AM - 05:00PM	8.00	EA	30.00	HR	2,160.00
Janitorial Attendant Lead	03/15/2026 08:00AM - 05:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	03/15/2026 08:00AM - 05:00PM	25.00	EA	30.00	HR	6,750.00
Electrician	03/15/2026 08:00AM - 05:00PM	1.00	EA	75.00	HR	675.00
Plumber	03/15/2026 08:00AM - 05:00PM	1.00	EA	75.00	HR	675.00

Clean Up

Grounds Attendant Lead	Estimate 15 Hours	15.00	HR	35.00	HR	525.00
Grounds Attendant	Estimate 60 Hours	60.00	HR	30.00	HR	1,800.00
Janitorial Attendant	Estimate 48 Hours	48.00	HR	30.00	HR	1,440.00
Electrician	Estimate 35 Hours	35.00	HR	75.00	HR	2,625.00

Event Sales & Services

Event Coordinator	03/14/2026 08:00AM - 06:00PM	1.00	EA	57.50	HR	575.00
Event Coordinator	03/15/2026 08:00AM - 05:00PM	1.00	EA	57.50	HR	517.50

Parking

Parking Attendant Lead	Estimate 24 Hours	24.00	HR	35.00	HR	840.00
Parking Attendant	Estimate 48 Hours	48.00	HR	30.00	HR	1,440.00

Safety & Security

Security Attendant Lead - Overnight	03/12/2026 06:00PM - 07:00AM	1.00	EA	35.00	HR	455.00
Security Attendant - Overnight	03/12/2026 06:00PM - 07:00AM	5.00	EA	30.00	HR	1,950.00
Security Attendant Lead	03/13/2026 07:00AM - 07:00PM	1.00	EA	35.00	HR	420.00
Security Attendant	03/13/2026 07:00AM - 07:00PM	5.00	EA	30.00	HR	1,800.00
Security Attendant Lead - Overnight	03/13/2026 07:00PM - 07:00AM	1.00	EA	35.00	HR	420.00
Security Attendant - Overnight	03/13/2026 07:00PM - 07:00AM	10.00	EA	30.00	HR	3,600.00
Security Attendant Lead	03/14/2026 08:00AM - 05:30PM	1.00	EA	35.00	HR	332.50
Security Attendant	03/14/2026 08:00AM - 05:30PM	18.00	EA	30.00	HR	5,130.00
Security Attendant	03/14/2026 08:00AM - 08:00PM	3.00	EA	30.00	HR	1,080.00
Security Attendant Lead - Overnight	03/14/2026 05:00PM - 07:00AM	1.00	EA	35.00	HR	490.00
Security Attendant - Overnight	03/14/2026 05:00PM - 07:00AM	10.00	EA	30.00	HR	4,200.00
Security Attendant Lead	03/15/2026 08:00AM - 04:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	03/15/2026 08:00AM - 04:30PM	21.00	EA	30.00	HR	5,355.00
Security Attendant Lead - Overnight	03/15/2026 07:00PM - 08:00AM	1.00	EA	35.00	HR	455.00
Security Attendant - Overnight	03/15/2026 07:00PM - 08:00AM	6.00	EA	30.00	HR	2,340.00

EXHIBIT A

Event Information

Technology

Technology Attendant	TBD	TBD	EA	57.50	HR	TBD
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00

Outside Services

Emergency Medical Services	03/14/2026 08:30AM - 05:30PM	4.00	EA	35.00	HR	1,260.00
Emergency Medical Services	03/15/2026 08:30AM - 04:30PM	4.00	EA	35.00	HR	1,120.00
Orange County Sheriff Services	TBD	TBD	EA	TBD	EVT	TBD
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	10.00	HR	263.00	HR	2,630.00
Trash Collection & Sweeping Services	Estimate Only	1.00	EA	2,600.00	EVT	2,600.00

Total: 77,422.50

Summary

Facility Rental Total	\$143,300.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$100,022.50
Refundable Deposit	\$10,000.00

Grand Total: \$253,322.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$35,825.00
Second Payment	01/12/2026	\$108,748.75
Third Payment	02/11/2026	\$108,748.75
Total:		\$253,322.50

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

AMENDMENTS

Any changes to this agreement will be outlined in an amendment to be signed and executed by Renter and Association.

EXHIBIT A

Event Information

CAMPING

Renter shall be responsible for placement of campers in the designated camping area inside the event footprint and the collection of camping fees.

OCFEC shall be responsible for the placement of RV campers and collection of camping fees of campers in the designated exterior parking lot. All RV camping spaces in the designated exterior parking lot will be \$45.00 per space per night. These amounts will be deducted from final settlement.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

BANNERS

All banner sizes and locations must be approved by OCFEC. See OCFEC Signage Guide.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

DRONES

OCFEC prohibits the use of all remotely controlled devices such as aircraft, cars, etc.

No remotely controlled aircraft or ground vehicle devices are authorized to operate on, above or below OCFEC property at any time without the express written consent of the OCFEC and/or the proper law enforcement authority. This procedure includes, but is not limited to unmanned aircraft systems, radio controlled model aircraft, other devices that can be operated in airspace and remotely controlled cars/ground vehicles.

Possession or operation of such remotely controlled aircraft or ground vehicle devices without prior written consent will result in the confiscation of all related materials, removal from OCFEC property, and/or a response from applicable law enforcement authority.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

GLASS

Glass bottles are not permitted on OCFEC property. All beverages in glass containers must be poured into disposable cups. Please contact your OCFEC Event Coordinator for details.

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

EXHIBIT A

Event Information

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RIGGING

All rigging plans must be submitted to OCFEC for review and approval. Rigging approval is subject to facility engineering capacity/integrity. Approval is not guaranteed. State Engineering Stamp is required for all rigging plans.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Emerald X LLC dba Overland Expo So Cal must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Emerald X LLC dba Overland Expo So Cal must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Emerald X LLC dba Overland Expo So Cal must execute changes within the specified timeframe.

TEMPORARY STRUCTURES

Per State Fire Marshal, the company providing temporary structures such as stages, bleachers, cargo containers, etc must provide a letter stating that temporary structures have been installed and set up per manufacturer's specifications.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-030-26**

DATE **November 8, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Redo Market LLC dba Redo Market** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

March 19 - 21, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Redo Market

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$51,750.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Redo Market LLC dba Redo Market
32932 Pacific Coast Highway, #450
Dana Point, CA 92629

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Randy Hild, Founder**

By: _____ Date: _____
Title: **James Canfield, Chief Executive Officer**

EXHIBIT A

Event Information			
Event Name:	Redo Market	Contract No:	R-030-26
Contact Person:	Randy Hild	Phone:	(949) 289-2920
Event Date:	03/20/2026 - 03/21/2026	Hours:	Friday: 4:00 PM - 9:00 PM Saturday: 9:00 AM - 4:00 PM
Admission Price:	TBD		
Vehicle Parking Fee:	\$15.00 General Parking (See Terms)	Projected Attendance:	6,500

Booking Function			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
Anaheim Building (#16)	03/19/2026 12:00 PM - 05:00 PM	Move In	1,400.00
Los Alamitos Building (#14)	03/19/2026 12:00 PM - 05:00 PM	Move In	1,750.00
The Hangar	03/19/2026 12:00 PM - 05:00 PM	Move In	2,050.00
Friday			
Anaheim Building (#16)	03/20/2026 04:00 PM - 09:00 PM	Event	2,800.00
Los Alamitos Building (#14)	03/20/2026 04:00 PM - 09:00 PM	Event	3,500.00
½ Main Mall	03/20/2026 04:00 PM - 09:00 PM	Event	1,000.00
The Hangar	03/20/2026 04:00 PM - 09:00 PM	Event	4,100.00
Saturday			
Anaheim Building (#16)	03/21/2026 09:00 AM - 04:00 PM	Event	2,800.00
Los Alamitos Building (#14)	03/21/2026 09:00 AM - 04:00 PM	Event	3,500.00
½ Main Mall	03/21/2026 09:00 AM - 04:00 PM	Event	1,000.00
The Hangar	03/21/2026 09:00 AM - 04:00 PM	Event	4,100.00

Total: 28,000.00

Hosting of this event in the above specified spaces, Anaheim Building, Los Alamitos Building, Main Mall and The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Saturday - March 21, 2026 to avoid additional charges.

Estimated Equipment Fees					
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>	
4-Channel Audio Mixer	Estimate 1	1.00 EA	35.00 EA	35.00	
20 Amp Drop	TBD	TBD EA	25.00 EA	TBD	
50 Amp Drop	TBD	TBD EA	70.00 EA	TBD	
Barricade (Plastic)	Estimate 28	28.00 EA	15.00 EA	420.00	
Chair (Individual)	Estimate 6	6.00 EA	2.50 EA	15.00	
Dumpster	Estimate 10	10.00 EA	20.00 EA	200.00	
Electrical Splitter Box	Estimate 1	1.00 EA	55.00 EA	55.00	
Electrical Usage Rate	Estimate Only	1.00 EA	1,550.00 EVT	1,550.00	
Folding Table (Rectangular)	Estimate 3	3.00 EA	15.00 EA	45.00	
Forklift	Estimate 10 Hours	10.00 HR	75.00 HR	750.00	
Hang Tag - 2 Day	Estimate 38	38.00 EA	12.00 EA	456.00	
Man Lift	Estimate 4 Hours	4.00 HR	75.00 HR	300.00	
Marquee Board	02/22/2026 - 03/21/2026	4.00 WK	Included	Included	
Picnic Table (Rectangular & Round)	Estimate 20	20.00 EA	15.00 EA	300.00	
Portable Electronic Message Board	03/20/2026 - 03/21/2026	2.00 EA	75.00 EA/DAY	300.00	
Public Address System (Per Building)	03/20/2026 - 03/21/2026	3.00 EA	75.00 EA/DAY	450.00	
Scissor Lift	TBD	TBD HR	75.00 HR	TBD	
Stanchion	Estimate 16	16.00 EA	5.00 EA	80.00	

EXHIBIT A

Event Information						
Sweeper (In-House)	Estimate 9 Hours	9.00	HR	75.00	HR	675.00
Ticket Booth (Double Window)	Estimate 1	1.00	EA	100.00	EA	100.00
Umbrella w/Stand	Estimate 30	30.00	EA	15.00	EA	450.00
Total:						6,181.00
Reimbursable Personnel and Services Fees						
Description	Date-Time	Units		Rate		Actual
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Janitorial Attendant	Estimate 20 Hours	20.00	HR	30.00	HR	600.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Event Day						
Grounds Attendant Lead	03/20/2026 03:00PM - 10:00PM	1.00	EA	35.00	HR	245.00
Grounds Attendant	03/20/2026 03:00PM - 10:00PM	4.00	EA	30.00	HR	840.00
Janitorial Attendant Lead	03/20/2026 03:00PM - 10:00PM	1.00	EA	35.00	HR	245.00
Janitorial Attendant	03/20/2026 03:00PM - 10:00PM	7.00	EA	30.00	HR	1,470.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Grounds Attendant Lead	03/21/2026 08:00AM - 05:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	03/21/2026 08:00AM - 05:00PM	4.00	EA	30.00	HR	1,080.00
Janitorial Attendant Lead	03/21/2026 08:00AM - 05:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	03/21/2026 08:00AM - 05:00PM	7.00	EA	30.00	HR	1,890.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Clean Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 20 Hours	20.00	HR	30.00	HR	600.00
Janitorial Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
<u>Event Sales & Services</u>						
Event Coordinator	03/20/2026 03:00PM - 10:00PM	1.00	EA	57.50	HR	402.50
Event Coordinator	03/21/2026 08:00AM - 05:00PM	1.00	EA	57.50	HR	517.50
<u>Parking</u>						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
<u>Safety & Security</u>						
Security Attendant Lead	03/20/2026 03:00PM - 09:30PM	1.00	EA	35.00	HR	227.50
Security Attendant	03/20/2026 03:00PM - 09:30PM	7.00	EA	30.00	HR	1,365.00
Security Attendant Lead	03/21/2026 08:00AM - 04:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	03/21/2026 08:00AM - 04:30PM	7.00	EA	30.00	HR	1,785.00
<u>Technology</u>						
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
<u>Outside Services</u>						
Emergency Medical Services	03/20/2026 03:30PM - 09:30PM	2.00	EA	35.00	HR	420.00
Emergency Medical Services	03/21/2026 08:30AM - 04:30PM	2.00	EA	35.00	HR	560.00

EXHIBIT A

Event Information						
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
Total:						16,069.50

Summary

Facility Rental Total	\$28,000.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$22,250.50
Refundable Deposit	\$1,500.00
Grand Total:	\$51,750.50

Payment Schedule

Payment Schedule	Due Date	Amount
First Payment - (25% Facility Fee)	Upon Signing	\$7,000.00
Second Payment	12/26/2025	\$14,916.75
Third Payment	01/20/2026	\$14,916.75
Fourth Payment	02/19/2026	\$14,917.00
Total:		\$51,750.50

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

EXHIBIT A

Event Information

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price increase.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Redo Market LLC dba Redo Market must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Redo Market LLC dba Redo Market must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Redo Market LLC dba Redo Market must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-050-26**

DATE **November 15, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **California Rare Fruit Growers, Inc.** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

January 17, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

California Rare Fruit Growers - Scion Exchange

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$150.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "D" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

California Rare Fruit Growers, Inc.
P.O. Box 4046
Tustin, CA 92781

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Jeff Warner, Chairman - OC Chapter

By: _____ Date: _____
Title: Michele Capps, Chief Business Development Officer

EXHIBIT A

Event Information

Event Name:	California Rare Fruit Growers - Scion Exchange	Contract No:	R-050-26
Contact Person:	Jeff Warner	Phone:	(949) 336-2904
Event Dates:	01/17/2026	Hours:	8:30 AM - 1:00 PM

Parking Fee:	No Charge (Private Event)	Projected Attendance:	350
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Facility Rental Fees

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Saturday			
Millennium Barn	01/17/2026 08:30 AM - 01:00 PM	Event	150.00
		Total:	150.00

Hosting of this event in the above specified space, Millennium Barn, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the Market are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 1:00 PM Saturday - January 17, 2026 to avoid additional charges.

32nd District (OCFEC) will provide:

- Access to the Centennial Farm Gate and Silo Building.
- Parking access through the Main Gate (Gate 1) off Fair Drive. Should Main Gate (Gate 1) need to be closed, parking access will be available through Gate 4.

Renter Agrees:

- That all members and patrons of Renter listed above will enter the property at the Main Gate (Gate 1), off Fair Drive. Should Main Gate (Gate 1) need to be closed due to an event taking place at the OC Fair & Event Center, members and patrons of Renter listed above can access the property at Gate 4 off of Arlington Drive.
- That parking around the building is not permitted. Staff and members are required to park in Parking Lot B in a marked parking stall or where otherwise instructed by OCFEC Parking Staff.
- That no setup may take place prior to the time designated on this Rental Agreement.
- Renter is responsible for setup and teardown of the event.
- Staffing and additional equipment rental/usage costs are not included in this rental agreement. Please refer to the rental rates sheet on OCFair.com for more information.
- That cost of any additional cleanup provided by OCFEC will be payable by the California Rare Fruit Growers and due upon receipt of an itemized invoice.
- That all trash generated by Renter be taken out to appropriate disposal area outside the Millennium Barn.
- To accept rental location "as is."
- To reimburse District (OCFEC) for any out of pocket expenses incurred due to damage caused by the Renter or its members.
- That OCFEC phones are not available for outside calls. In case of an emergency, Renter is to contact the Safety & Security Department at (714) 708-1588. Security will then notify outside emergency personnel if needed.
- To provide proof of insurance coverage for effective dates of this agreement by no later than **December 17, 2025**.

EXHIBIT A

Event Information Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	<i>Upon Signing</i>	\$150.00
Total:		\$150.00

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

EXHIBIT A

Event Information

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, California Rare Fruit Growers, Inc. must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. California Rare Fruit Growers, Inc. must comply with all California State Fire Codes. State Fire Marshal may require changes to event layout. If so, California Rare Fruit Growers, Inc. must execute changes within the specified time frame.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-052-26**

DATE **December 12, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Islamic Center of Yorba Linda** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

May 15 - 17, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

OC Eid Fest

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$91,762.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "I" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

**Islamic Center of Yorba Linda
4382 Eureka Avenue
Yorba Linda, CA 92886**

**32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626**

By: _____ Date: _____
**Title: Firoke Musthafa, Director, Program
and Activities**

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information			
Event Name:	OC Eid Fest	Contract No:	R-052-26
Contact Person:	Firoze Musthafa	Phone:	(310) 463-9143
Event Date:	05/16/2026	Hours:	1:00 PM - 10:00 PM

Admission Price:	TBD		
Vehicle Parking Fee:	\$15.00 General Parking	Projected Attendance:	10,000

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Friday			
Costa Mesa Building (#10)	05/15/2026 06:00 AM - 10:00 PM	Move In	2,450.00
Courtyard	05/15/2026 06:00 AM - 10:00 PM	Move In	550.00
Crafters Village	05/15/2026 06:00 AM - 10:00 PM	Move In	700.00
Huntington Beach Building (#12)	05/15/2026 06:00 AM - 10:00 PM	Move In	1,950.00
Park Plaza	05/15/2026 06:00 AM - 10:00 PM	Move In	900.00
Parking Lot J (FFZ)	05/15/2026 06:00 AM - 10:00 PM	Move In	1,900.00
Plaza Pacifica	05/15/2026 06:00 AM - 10:00 PM	Move In	900.00
Santa Ana Pavilion (Parade of Products)	05/15/2026 06:00 AM - 10:00 PM	Move In	1,250.00
Saturday			
Costa Mesa Building (#10)	05/16/2026 01:00 PM - 10:00 PM	Event	4,900.00
Courtyard	05/16/2026 01:00 PM - 10:00 PM	Event	1,100.00
Crafters Village	05/16/2026 01:00 PM - 10:00 PM	Event	1,400.00
Huntington Beach Building (#12)	05/16/2026 01:00 PM - 10:00 PM	Event	3,900.00
Park Plaza	05/16/2026 01:00 PM - 10:00 PM	Event	1,800.00
Parking Lot J (FFZ)	05/16/2026 01:00 PM - 10:00 PM	Event	3,800.00
Plaza Pacifica	05/16/2026 01:00 PM - 10:00 PM	Event	1,800.00
Santa Ana Pavilion (Parade of Products)	05/16/2026 01:00 PM - 10:00 PM	Event	2,500.00
Sunday			
Costa Mesa Building (#10)	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Courtyard	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Crafters Village	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Huntington Beach Building (#12)	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Park Plaza	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Parking Lot J (FFZ)	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Plaza Pacifica	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Santa Ana Pavilion (Parade of Products)	05/17/2026 06:00 AM - 11:59 AM	Move Out	No Charge

Total: 31,800.00

Hosting of this event in the above specified spaces, Costa Mesa Building, Courtyard, Crafters Village, Huntington Beach Building, Park Plaza, Parking Lot J, Plaza Pacifica and Santa Ana Pavilion, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Sunday - May 17, 2026 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
4-Channel Audio Mixer	TBD	TBD	EA	35.00	EA	TBD
20 Amp Drop	TBD	TBD	EA	25.00	EA	TBD
50 Amp Drop	TBD	TBD	EA	70.00	EA	TBD
100 Amp Drop	TBD	TBD	EA	180.00	EA	TBD
200 Amp Drop	Estimate 1	1.00	EA	360.00	EA	360.00
400 Amp Drop	TBD	TBD	EA	720.00	EA	TBD
40 Yard Dumpster	Estimate 7	7.00	EA	241.00	EA	1,687.00

EXHIBIT A

Event Information						
Barricade (Plastic)	Estimate 30	30.00	EA	15.00	EA	450.00
Cable Ramp	Estimate 40	40.00	EA	15.00	EA	600.00
Dumpster	TBD	TBD	EA	20.00	EA	TBD
Electrical Splitter Box	Estimate 35	35.00	EA	55.00	EA	1,925.00
Electrical Usage Rate	Estimate Only	1.00	EA	2,000.00	EVT	2,000.00
EVOLV - Weapon Detection System	05/16/2026	1.00	EA	800.00	EA/DAY	800.00
Forklift	Estimate 30 Hours	30.00	HR	75.00	HR	2,250.00
Forklift (40 Yard Dumpsters)	Estimate 16 Hours	16.00	HR	75.00	HR	1,200.00
Man Lift	TBD	TBD	HR	75.00	HR	TBD
Marquee Board	04/19/2026 - 05/16/2026	4.00	WK	Included		Included
Picnic Table (Rectangular & Round)	Estimate 100	100.00	EA	15.00	EA	1,500.00
Portable Electronic Message Board	05/16/2026	2.00	EA	75.00	EA/DAY	150.00
Portable Light Pole	TBD	TBD	EA	100.00	EA	TBD
Pressure Washer	TBD	TBD	HR	75.00	HR	TBD
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Scissor Lift	TBD	TBD	HR	75.00	HR	TBD
Stanchion	Estimate 150	150.00	EA	5.00	EA	750.00
Sweeper (In-House)	Estimate 15 Hours	15.00	HR	75.00	HR	1,125.00
Ticket Booth (Double Window)	Estimate 1	1.00	EA	100.00	EA	100.00
Tonnage Weight (40 Yard Dumpster)	Estimate 15 Tons	15.00	TON	83.00	TON	1,245.00
Umbrella w/Stand	TBD	TBD	EA	15.00	EA	TBD
Total:						16,142.00

Reimbursable Personnel and Services Fees						
Description	Date-Time	Units		Rate		Actual
Event Operations						
Set Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 60 Hours	60.00	HR	30.00	HR	1,800.00
Janitorial Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00
Electrician	Estimate 25 Hours	25.00	HR	75.00	HR	1,875.00
Plumber	Estimate 8 Hours	8.00	HR	75.00	HR	600.00
Event Day						
Grounds Attendant Lead	05/16/2026 12:00PM - 11:00PM	1.00	EA	35.00	HR	385.00
Grounds Attendant	05/16/2026 12:00PM - 11:00PM	6.00	EA	30.00	HR	1,980.00
Janitorial Attendant Lead	05/16/2026 12:00PM - 11:00PM	1.00	EA	35.00	HR	385.00
Janitorial Attendant	05/16/2026 12:00PM - 11:00PM	17.00	EA	30.00	HR	5,610.00
Electrician	05/16/2026 12:00PM - 11:00PM	1.00	EA	75.00	HR	825.00
Clean Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 60 Hours	60.00	HR	30.00	HR	1,800.00
Janitorial Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00
Electrician	Estimate 25 Hours	25.00	HR	75.00	HR	1,875.00
Plumber	Estimate 8 Hours	8.00	HR	75.00	HR	600.00
Event Sales & Services						
Event Coordinator	05/16/2026 12:00PM - 11:00PM	1.00	EA	57.50	HR	632.50
Parking						
Parking Attendant Lead	Estimate 9 Hours	9.00	HR	35.00	HR	315.00
Parking Attendant	Estimate 27 Hours	27.00	HR	30.00	HR	810.00

EXHIBIT A

Event Information

Safety & Security

Security Attendant - Overnight	05/15/2026 07:00PM - 07:00AM	2.00	EA	30.00	HR	720.00
Security Attendant Lead	05/16/2026 12:00PM - 10:30PM	1.00	EA	35.00	HR	367.50
Security Attendant	05/16/2026 12:00PM - 10:30PM	18.00	EA	30.00	HR	5,670.00
Security Attendant - EVOLV	05/16/2026 12:00PM - 10:00PM	8.00	EA	30.00	HR	2,400.00
Security Attendant - Overnight	05/16/2026 10:00PM - 08:00AM	2.00	EA	30.00	HR	600.00

Outside Services

Emergency Medical Services	05/16/2026 12:30PM - 10:30PM	4.00	EA	35.00	HR	1,400.00
Orange County Sheriff Services	Estimate Only	1.00	EA	3,250.00	EVT	3,250.00
Sound Monitor	05/16/2026	1.00	EA	845.00	EA/DAY	845.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	5.00	HR	263.00	HR	1,315.00
Ride Inspector	Estimate Only	1.00	EA	3,000.00	EVT	3,000.00

Total: 41,820.00

Summary

Facility Rental Total	\$31,800.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$57,962.00
Refundable Deposit	\$2,000.00

Grand Total: \$91,762.00

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$7,950.00
Second Payment	01/15/2026	\$27,937.50
Third Payment	03/16/2026	\$27,937.50
Fourth Payment	04/15/2026	\$27,937.00
Total:		\$91,762.00

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

BANNERS

All banner sizes and locations must be approved by OCFEC. See OCFEC Signage Guide.

EXHIBIT A

Event Information

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

DRONES

OCFEC prohibits the use of all remotely controlled devices such as aircraft, cars, etc.

No remotely controlled aircraft or ground vehicle devices are authorized to operate on, above or below OCFEC property at any time without the express written consent of the OCFEC and/or the proper law enforcement authority. This procedure includes, but is not limited to unmanned aircraft systems, radio controlled model aircraft, other devices that can be operated in airspace and remotely controlled cars/ground vehicles.

Possession or operation of such remotely controlled aircraft or ground vehicle devices without prior written consent will result in the confiscation of all related materials, removal from OCFEC property, and/or a response from applicable law enforcement authority.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

INFLATABLE AMUSEMENTS AND ATTRACTIONS

For purpose of public/user safety, the OC Fair & Event Center requires that all event promoters and show producers incorporating inflatable attractions including, but not limited to, amusements such as bounce houses, obstacle courses or log slides into their event, must adhere to all manufacturer specifications and OSHA/DOSH guidelines as well as all other applicable state and local regulation when setting up and operating respective planned attraction. See Exhibit I for full terms regarding safety measure requirements.

GLASS

Glass bottles are not permitted on OCFEC property. All beverages in glass containers must be poured into disposable cups. Please contact your OCFEC Event Coordinator for details.

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

EXHIBIT A

Event Information

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RIGGING

All rigging plans must be submitted to OCFEC for review and approval. Rigging approval is subject to facility engineering capacity/integrity. Approval is not guaranteed. State Engineering Stamp is required for all rigging plans.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Islamic Center of Yorba Linda must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Islamic Center of Yorba Linda must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Islamic Center of Yorba Linda must execute changes within the specified timeframe.

TEMPORARY STRUCTURES

Per State Fire Marshal, the company providing temporary structures such as stages, bleachers, cargo containers, etc must provide a letter stating that temporary structures have been installed and set up per manufacturer's specifications.

TENT STAKING

Placement of tent stakes must be approved by the OCFEC Maintenance Department to avoid hitting infrastructure in the ground. Please contact your Event Coordinator to make arrangements.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-053-26**

DATE **December 2, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **VIBE Gymnastics LLC** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

January 22 - 25, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

GOOD VIBES Classic

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$44,335.75

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

VIBE Gymnastics LLC
1411 N Tustin Street, Suite A
Orange, CA 92867

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Dillon Reeve, Owner/President

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information				
Event Name:	GOOD VIBES Classic	Contract No:	R-053-26	
Contact Person:	Dillon Reeve	Phone:	(714) 865-0253	
Event Date:	01/23/2026 - 01/25/2026	Hours:	Friday - Sunday: 7:30 AM - 9:00 PM	

Admission Price:	TBD	Projected Attendance:	2,000 Daily
Vehicle Parking Fee:	\$15.00 General Parking (See Terms)		

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
Costa Mesa Building (#10)	01/22/2026 07:00 AM - 08:00 PM	Move In	2,450.00
Friday			
Costa Mesa Building (#10)	01/23/2026 07:30 AM - 09:00 PM	Event	4,900.00
Saturday			
Costa Mesa Building (#10)	01/24/2026 07:30 AM - 09:00 PM	Event	4,900.00
Sunday			
Costa Mesa Building (#10)	01/25/2026 07:30 AM - 09:00 PM	Event	4,900.00
Costa Mesa Building (#10)	01/25/2026 09:00 PM - 11:59 PM	Move Out	Included
Total:			17,150.00

Hosting of this event in the above specified space, Costa Mesa Building, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also insurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Sunday - January 25, 2026 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
20 Amp Drop	TBD	TBD	EA	25.00	EA	TBD
Barricade (Plastic)	TBD	TBD	EA	15.00	EA	TBD
Bleachers (50 Seat Section)	Estimate 2	2.00	EA	125.00	EA	250.00
Cable Ramp	Estimate 20	20.00	EA	15.00	EA	300.00
Chair (Individual)	Estimate 100	100.00	EA	2.50	EA	250.00
Dumpster	Estimate 15	15.00	EA	20.00	EA	300.00
Electrical Splitter Box	TBD	TBD	EA	55.00	EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	1,500.00	EVT	1,500.00
Forklift	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Marquee Board	01/19/2026 - 01/25/2026	1.00	WK	Included		Included
Picnic Table (Rectangular & Round)	Estimate 10	10.00	EA	15.00	EA	150.00
Podium	Estimate 1	1.00	EA	25.00	EA	25.00
Portable Electronic Message Board	01/23/2026 - 01/25/2026	2.00	EA	75.00	EA/DAY	450.00
Public Address System (Per Building)	01/23/2026 - 01/25/2026	1.00	EA	75.00	EA/DAY	225.00
Scissor Lift	TBD	TBD	HR	75.00	HR	TBD
Stanchion	Estimate 20	20.00	EA	5.00	EA	100.00
Sweeper (In-House)	Estimate 6 Hours	6.00	HR	75.00	HR	450.00
Ticket Booth (Double Window)	TBD	TBD	EA	100.00	EA	TBD
Total:						4,150.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 5 Hours	5.00	HR	35.00	HR	175.00
Grounds Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Janitorial Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00

Event Information

Grounds Attendant Lead	01/23/2026 06:30AM - 10:00PM	1.00	EA	35.00	HR	542.50
Grounds Attendant	01/23/2026 06:30AM - 10:00PM	1.00	EA	30.00	HR	465.00
Janitorial Attendant	01/23/2026 06:30AM - 10:00PM	3.00	EA	30.00	HR	1,395.00
Grounds Attendant Lead	01/24/2026 06:30AM - 10:00PM	1.00	EA	35.00	HR	542.50
Grounds Attendant	01/24/2026 06:30AM - 10:00PM	1.00	EA	30.00	HR	465.00
Janitorial Attendant	01/24/2026 06:30AM - 10:00PM	3.00	EA	30.00	HR	1,395.00
Grounds Attendant Lead	01/25/2026 06:30AM - 10:00PM	1.00	EA	35.00	HR	542.50
Grounds Attendant	01/25/2026 06:30AM - 10:00PM	1.00	EA	30.00	HR	465.00
Janitorial Attendant	01/25/2026 06:30AM - 10:00PM	3.00	EA	30.00	HR	1,395.00

Grounds Attendant Lead	Estimate 5 Hours	5.00	HR	35.00	HR	175.00
Grounds Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Janitorial Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00

Event Coordinator	01/23/2026 06:30AM - 10:00PM	1.00	EA	57.50	HR	891.25
Event Coordinator	01/24/2026 06:30AM - 10:00PM	1.00	EA	57.50	HR	891.25
Event Coordinator	01/25/2026 06:30AM - 10:00PM	1.00	EA	57.50	HR	891.25

Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00

Security Attendant Lead	01/23/2026 06:30AM - 09:30PM	1.00	EA	35.00	HR	525.00
Security Attendant	01/23/2026 06:30AM - 09:30PM	3.00	EA	30.00	HR	1,350.00
Security Attendant Lead	01/24/2026 06:30AM - 09:30PM	1.00	EA	35.00	HR	525.00
Security Attendant	01/24/2026 06:30AM - 09:30PM	3.00	EA	30.00	HR	1,350.00
Security Attendant Lead	01/25/2026 06:30AM - 09:30PM	1.00	EA	35.00	HR	525.00
Security Attendant	01/25/2026 06:30AM - 09:30PM	3.00	EA	30.00	HR	1,350.00

Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
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Emergency Medical Services	01/23/2026 07:00AM - 09:30PM	2.00	EA	35.00	HR	1,015.00
Emergency Medical Services	01/24/2026 07:00AM - 09:30PM	2.00	EA	35.00	HR	1,015.00
Emergency Medical Services	01/25/2026 07:00AM - 09:30PM	2.00	EA	35.00	HR	1,015.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50

Facility Rental Total	\$17,150.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$25,685.75
Refundable Deposit	\$1,500.00

Grand Total: \$44,335.75

EXHIBIT A

Event Information

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment - (25% Facility Fee)	<i>Upon Signing</i>	\$4,287.50
Second Payment	12/22/2025	\$40,048.25
Total:		\$44,335.75

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

AMBULANCE & ADVANCED LIFE SUPPORT PERSONNEL

Boxing, CrossFit, Motorsports, MMA, Rodeos, Wrestling or other events containing high-risk participation activities are required to have an Ambulance and/or Advanced Life Support/Paramedic (ALS) personnel on-site throughout event duration as determined by OCFEC management.

Additional personnel, either BLS (Basic Life Support - EMT) or ALS (Advanced Life Support/Paramedic) as well as additional equipment such as Ambulance, 1st Aid Station or transport cart may be required for spectators/guests as determined by OCFEC management.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price change.

EXHIBIT A

Event Information

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, VIBE Gymnastics LLC must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. VIBE Gymnastics LLC must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, VIBE Gymnastics LLC must execute changes within the specified timeframe.

REVIEWED _____

DATE November 19, 2025**FAIRTIME****INTERIM XX**

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **OC Card Show** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

January 2 - 5, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.

4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

OC Card Show

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$25,757.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.

7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.

8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.

9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force Majeure Event"), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association's sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers' Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

OC Card Show
1515 E Katella Avenue
Anaheim, CA 92805

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Robby Sanchez, Founder

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information				
Event Name:	OC Card Show	Contract No:	R-054-26	
Contact Person:	Robby Sanchez	Phone:	(714) 404-1608	
Event Date:	01/03/2026 - 01/04/2026	Hours:	Saturday: 10:00 AM - 5:00 PM Sunday: 11:00 AM - 5:00 PM	

Admission Price:

Vehicle Parking Fee:	\$15.00 General Parking (See Terms)	Projected Attendance:	1,000
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Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Friday			
Costa Mesa Building (#10)	01/02/2026 07:00 AM - 10:00 PM	Move In	2,450.00
Saturday			
Costa Mesa Building (#10)	01/03/2026 10:00 AM - 05:00 PM	Event	4,900.00
Sunday			
Costa Mesa Building (#10)	01/04/2026 11:00 AM - 05:00 PM	Event	4,900.00
Monday			
Costa Mesa Building (#10)	01/05/2026 06:00 AM - 11:59 AM	Move Out	No Charge

Total: 12,250.00

Hosting of this event in the above specified space, Costa Mesa Building, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - January 5, 2026 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
Barricade (Plastic)	TBD	TBD	EA	15.00	EA	TBD
Chair (Individual)	Estimate 10	10.00	EA	2.50	EA	25.00
Dumpster	Estimate 5	5.00	EA	20.00	EA	100.00
Electrical Splitter Box	TBD	TBD	EA	55.00	EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	500.00	EVT	500.00
Forklift	TBD	TBD	HR	75.00	HR	TBD
Marquee Board	12/29/2025 - 01/04/2026	1.00	WK	Included		Included
Portable Electronic Message Board	01/03/2026 - 01/04/2026	2.00	EA	75.00	EA/DAY	300.00
Public Address System (Per Building)	01/03/2026 - 01/04/2026	1.00	EA	75.00	EA/DAY	150.00
Sweeper (In-House)	Estimate 3 Hours	3.00	HR	75.00	HR	225.00
Total:						1,300.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 4 Hours	4.00	HR	35.00	HR	140.00
Grounds Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Janitorial Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Electrician	TBD	TBD	HR	75.00	HR	TBD
Event Day						
Grounds Attendant Lead	01/03/2026 09:00AM - 06:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	01/03/2026 09:00AM - 06:00PM	2.00	EA	30.00	HR	540.00
Janitorial Attendant	01/03/2026 09:00AM - 06:00PM	3.00	EA	30.00	HR	810.00

EXHIBIT A

Event Information						
Grounds Attendant Lead	01/04/2026 10:00AM - 06:00PM	1.00	EA	35.00	HR	280.00
Grounds Attendant	01/04/2026 10:00AM - 06:00PM	2.00	EA	30.00	HR	480.00
Janitorial Attendant	01/04/2026 10:00AM - 06:00PM	3.00	EA	30.00	HR	720.00
Clean Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Janitorial Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Electrician	TBD	TBD	HR	75.00	HR	TBD
<u>Event Sales & Services</u>						
Event Coordinator	01/03/2026 09:00AM - 06:00PM	1.00	EA	57.50	HR	517.50
Event Coordinator	01/04/2026 10:00AM - 06:00PM	1.00	EA	57.50	HR	460.00
<u>Parking</u>						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
<u>Safety & Security</u>						
Security Attendant Lead	01/03/2026 09:00AM - 05:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	01/03/2026 09:00AM - 05:30PM	5.00	EA	30.00	HR	1,275.00
Security Attendant Lead	01/04/2026 10:00AM - 05:30PM	1.00	EA	35.00	HR	262.50
Security Attendant	01/04/2026 10:00AM - 05:30PM	5.00	EA	30.00	HR	1,125.00
<u>Technology</u>						
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
<u>Outside Services</u>						
Emergency Medical Services	01/03/2026 09:30AM - 05:30PM	2.00	EA	35.00	HR	560.00
Emergency Medical Services	01/04/2026 10:30AM - 05:30PM	2.00	EA	35.00	HR	490.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
Total:						10,707.00

Summary

Facility Rental Total	\$12,250.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$12,007.00
Refundable Deposit	\$1,500.00
Grand Total:	\$25,757.00

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment - (25% Facility Fee)	<i>Upon Signing</i>	\$3,062.50
Second Payment	12/03/2025	\$22,694.50
Total:		\$25,757.00

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

EXHIBIT A

Event Information

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

BANNERS

All banner locations and sizes must be reviewed and approved by OCFEC. See OCFEC Signage Guide.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price change.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

EXHIBIT A

Event Information

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, OC Card Show must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. OC Card Show must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, OC Card Show must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-056-26**

DATE **December 17, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Luftgekühlt LLC** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

April 22 - 28, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Air|Water '26

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$181,584.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Luftgekühlt LLC
780 Lakeview Road Suite G
Thousand Oaks, CA 91361

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Jeff Swoboda, Head of Commercial Marketing

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information			
Event Name:	Air Water '26	Contract No:	R-056-26
Contact Person:	James Longstaffe	Phone:	(925) 323-6186
Event Date:	04/25/2026	Hours:	8:00 AM - 3:00 PM
Admission Price:	TBD		
Vehicle Parking Fee:	\$15.00 General Parking	Projected Attendance:	7,000
Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
The Hangar	04/22/2026 08:00 AM - 10:00 PM	Move In	2,050.00
Thursday			
Anaheim Building (#16)	04/23/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Baja Grill Grass	04/23/2026 08:00 AM - 10:00 PM	Move In	325.00
Costa Mesa Building (#10)	04/23/2026 08:00 AM - 10:00 PM	Move In	2,450.00
Huntington Beach Building (#12)	04/23/2026 08:00 AM - 10:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	04/23/2026 08:00 AM - 10:00 PM	Move In	1,750.00
Main Mall	04/23/2026 08:00 AM - 10:00 PM	Move In	1,000.00
OC Promenade (Span)	04/23/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Park Plaza	04/23/2026 08:00 AM - 10:00 PM	Move In	900.00
Parking Lot A (North)	04/23/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Parking Lot I	04/23/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Santa Ana Pavilion (Parade of Products)	04/23/2026 08:00 AM - 10:00 PM	Move In	1,250.00
The Hangar	04/23/2026 08:00 AM - 10:00 PM	Move In	2,050.00
Friday			
Action Sports Arena	04/24/2026 08:00 AM - 10:00 PM	Move In	1,600.00
Anaheim Building (#16)	04/24/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Baja Grill Grass	04/24/2026 08:00 AM - 10:00 PM	Move In	325.00
Costa Mesa Building (#10)	04/24/2026 08:00 AM - 10:00 PM	Move In	2,450.00
Country Meadows	04/24/2026 08:00 AM - 10:00 PM	Move In	1,100.00
Crafters Village	04/24/2026 08:00 AM - 10:00 PM	Move In	700.00
Huntington Beach Building (#12)	04/24/2026 08:00 AM - 10:00 PM	Move In	1,950.00
Los Alamitos Building (#14)	04/24/2026 08:00 AM - 10:00 PM	Move In	1,750.00
Main Mall	04/24/2026 08:00 AM - 10:00 PM	Move In	1,000.00
Millennium Barn	04/24/2026 08:00 AM - 10:00 PM	Move In	700.00
OC Promenade (Span)	04/24/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Park Plaza	04/24/2026 08:00 AM - 10:00 PM	Move In	900.00
Parking Lot A (North)	04/24/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Parking Lot I	04/24/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Plaza Pacifica	04/24/2026 08:00 AM - 10:00 PM	Move In	900.00
Plaza Pacifica Lobby	04/24/2026 08:00 AM - 10:00 PM	Move In	675.00
Santa Ana Pavilion (Parade of Products)	04/24/2026 08:00 AM - 10:00 PM	Move In	1,250.00
The Hangar	04/24/2026 08:00 AM - 10:00 PM	Move In	2,050.00
Saturday			
Action Sports Arena	04/25/2026 08:00 AM - 03:00 PM	Event	3,200.00
Anaheim Building (#16)	04/25/2026 08:00 AM - 03:00 PM	Event	2,800.00
Baja Grill Grass	04/25/2026 08:00 AM - 03:00 PM	Event	650.00
Costa Mesa Building (#10)	04/25/2026 08:00 AM - 03:00 PM	Event	4,900.00
Country Meadows	04/25/2026 08:00 AM - 03:00 PM	Event	2,200.00

EXHIBIT A

Event Information				
Crafters Village	04/25/2026 08:00 AM - 03:00 PM	Event		1,400.00
Huntington Beach Building (#12)	04/25/2026 08:00 AM - 03:00 PM	Event		3,900.00
Los Alamitos Building (#14)	04/25/2026 08:00 AM - 03:00 PM	Event		3,500.00
Main Mall	04/25/2026 08:00 AM - 03:00 PM	Event		2,000.00
Millennium Barn	04/25/2026 08:00 AM - 03:00 PM	Event		1,400.00
OC Promenade (Span)	04/25/2026 08:00 AM - 03:00 PM	Event		2,800.00
Park Plaza	04/25/2026 08:00 AM - 03:00 PM	Event		1,800.00
Parking Lot A (North)	04/25/2026 08:00 AM - 03:00 PM	Event		2,300.00
Parking Lot I	04/25/2026 08:00 AM - 03:00 PM	Event		2,300.00
Plaza Pacifica	04/25/2026 08:00 AM - 03:00 PM	Event		1,800.00
Plaza Pacifica Lobby	04/25/2026 08:00 AM - 03:00 PM	Event		1,350.00
Santa Ana Pavilion (Parade of Products)	04/25/2026 08:00 AM - 03:00 PM	Event		2,500.00
The Hangar	04/25/2026 08:00 AM - 03:00 PM	Event		4,100.00
Sunday				
Action Sports Arena	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,600.00
Anaheim Building (#16)	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,400.00
Baja Grill Grass	04/26/2026 06:00 AM - 11:59 PM	Move Out		325.00
Costa Mesa Building (#10)	04/26/2026 06:00 AM - 11:59 PM	Move Out		2,450.00
Country Meadows	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,100.00
Crafters Village	04/26/2026 06:00 AM - 11:59 PM	Move Out		700.00
Huntington Beach Building (#12)	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,950.00
Los Alamitos Building (#14)	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,750.00
Main Mall	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,000.00
Millennium Barn	04/26/2026 06:00 AM - 11:59 PM	Move Out		700.00
OC Promenade (Span)	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,400.00
Park Plaza	04/26/2026 06:00 AM - 11:59 PM	Move Out		900.00
Parking Lot A (North)	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,150.00
Parking Lot I	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,150.00
Plaza Pacifica	04/26/2026 06:00 AM - 11:59 PM	Move Out		900.00
Plaza Pacifica Lobby	04/26/2026 06:00 AM - 11:59 PM	Move Out		675.00
Santa Ana Pavilion (Parade of Products)	04/26/2026 06:00 AM - 11:59 PM	Move Out		1,250.00
The Hangar	04/26/2026 06:00 AM - 11:59 PM	Move Out		2,050.00
Monday				
The Hangar	04/27/2026 06:00 AM - 11:59 PM	Move Out		2,050.00
Tuesday				
Parking Lot J (FFZ)	04/28/2026 06:00 AM - 11:59 PM	Move Out		1,900.00

Total: 112,575.00

Hosting of this event in the above specified spaces is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also insurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

The Hangar move out must be completed by 11:59 PM Monday - April 27, 2026 to avoid additional charges.

Parking Lot J move out must be completed by 11:59 PM Tuesday - April 28, 2026 to avoid additional charges.

All other facility move out must be completed by 11:59 PM Sunday - April 26, 2026 to avoid additional charges.

Estimated Equipment Fees				
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
30 Amp Drop	Estimate 2	2.00 EA	50.00 EA	100.00
20 Amp Drop	TBD	TBD EA	25.00 EA	TBD
50 Amp Drop	TBD	TBD EA	70.00 EA	TBD
100 Amp Drop	TBD	TBD EA	180.00 EA	TBD

EXHIBIT A

Event Information						
200 Amp Drop	TBD	TBD	EA	360.00	EA	TBD
40 Yard Dumpster	Estimate 2	2.00	EA	241.00	EA	482.00
Barricade (Metal)	Estimate 27	27.00	EA	15.00	EA	405.00
Cable Ramp	Estimate 30	30.00	EA	15.00	EA	450.00
Chair (Individual)	Estimate 48	48.00	EA	2.50	EA	120.00
Dumpster	TBD	TBD	EA	20.00	EA	TBD
Electrical Splitter Box	Estimate 10	10.00	EA	55.00	EA	550.00
Electrical Usage Rate	Estimate Only	1.00	EA	3,600.00	EVT	3,600.00
Forklift	Estimate 50 Hours	50.00	HR	75.00	HR	3,750.00
Forklift (40 Yard Dumpster)	Estimate 16 Hours	16.00	HR	75.00	HR	1,200.00
Info Booth	Estimate 1	1.00	EA	150.00	EA	150.00
Man Lift	Estimate 16 Hours	16.00	HR	75.00	HR	1,200.00
Picnic Table (Rectangular & Round)	Estimate 103	103.00	EA	15.00	EA	1,545.00
Picnic Table (Wood)	Estimate 10	10.00	EA	15.00	EA	150.00
Portable Electronic Message Board	04/25/2026	3.00	EA	75.00	EA/DAY	225.00
Projector (12,000 Lumens)	TBD	TBD	EA	3,000.00	EA/DAY	TBD
Projector Screen in Hangar	TBD	TBD	EA	300.00	EA/DAY	TBD
Public Address System (Per Building)	04/25/2026	7.00	EA	75.00	EA/DAY	525.00
Scissor Lift	Estimate 4 Hours	4.00	HR	75.00	HR	300.00
Stanchion	Estimate 115	115.00	EA	5.00	EA	575.00
Sweeper (In-House)	Estimate 20 Hours	20.00	HR	75.00	HR	1,500.00
Ticket Booth (Double Window)	Estimate 2	2.00	EA	100.00	EA	200.00
Tonnage Weight (40 Yard Dumpster)	Estimate 5 Tons	5.00	TON	83.00	TON	415.00
Trussing Unit	Estimate 4	4.00	EA	100.00	EA	400.00
Umbrella w/Stand	TBD	TBD	EA	15.00	EA	TBD

Total: 17,842.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 50 Hours	50.00	HR	30.00	HR	1,500.00
Janitorial Attendant	Estimate 48 Hours	48.00	HR	30.00	HR	1,440.00
Electrician	Estimate 24 Hours	24.00	HR	75.00	HR	1,800.00
Event Day						
Grounds Attendant Lead	04/25/2026 07:00AM - 04:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	04/25/2026 07:00AM - 04:00PM	12.00	EA	30.00	HR	3,240.00
Janitorial Attendant Lead	04/25/2026 07:00AM - 04:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	04/25/2026 07:00AM - 04:00PM	29.00	EA	30.00	HR	7,830.00
Electrician	04/25/2026 07:00AM - 04:00PM	1.00	EA	75.00	HR	675.00
Clean Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 56 Hours	56.00	HR	30.00	HR	1,680.00
Janitorial Attendant	Estimate 48 Hours	48.00	HR	30.00	HR	1,440.00
Electrician	Estimate 24 Hours	24.00	HR	75.00	HR	1,800.00
<u>Event Sales & Services</u>						
Event Coordinator	04/25/2026 07:00AM - 04:00PM	1.00	EA	57.50	HR	517.50

EXHIBIT A

Event Information

Parking

Parking Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Parking Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00

Safety & Security

Security Attendant - Overnight	04/23/2026 05:00PM - 07:00AM	2.00	EA	30.00	HR	840.00
Security Attendant - Auction Preview	04/24/2026 08:00AM - 05:00PM	2.00	EA	30.00	HR	540.00
Security Attendant - Overnight	04/24/2026 05:00PM - 07:00AM	2.00	EA	30.00	HR	840.00
Security Attendant Lead	04/25/2026 07:00AM - 03:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	04/25/2026 07:00AM - 03:30PM	25.00	EA	30.00	HR	6,375.00

Technology

Technology Attendant	Estimate 9 Hours	9.00	HR	57.50	HR	517.50
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00

Outside Services

Emergency Medical Services	04/25/2026 07:30AM - 03:30PM	6.00	EA	35.00	HR	1,680.00
Orange County Sheriff Services	TBD	TBD	EA	TBD	EVT	TBD
Sound Monitor	TBD	TBD	EA	845.00	EA/DAY	TBD
Speedway - ASA Track Preparation	Estimate Only	1.00	EA	1,764.00	EVT	1,764.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	2.00	HR	263.00	HR	526.00
Trash Collection & Sweeping Services	Estimate Only	1.00	EA	970.00	EVT	970.00

Total: 39,642.50

Summary

Facility Rental Total	\$112,575.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$57,484.50
Vendor Parking Buyout (<i>Based upon 435 vehicles at \$15.00 each</i>)	\$6,525.00
Refundable Deposit	\$5,000.00

Grand Total: \$181,584.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$28,143.75
Second Payment	01/22/2026	\$51,147.00
Third Payment	02/23/2026	\$51,147.00
Fourth Payment	03/23/2026	\$51,146.75
Total:		\$181,584.50

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

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COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

DRONES

OCFEC prohibits the use of all remotely controlled devices such as aircraft, cars, etc.

No remotely controlled aircraft or ground vehicle devices are authorized to operate on, above or below OCFEC property at any time without the express written consent of the OCFEC and/or the proper law enforcement authority. This procedure includes, but is not limited to unmanned aircraft systems, radio controlled model aircraft, other devices that can be operated in airspace and remotely controlled cars/ground vehicles.

Possession or operation of such remotely controlled aircraft or ground vehicle devices without prior written consent will result in the confiscation of all related materials, removal from OCFEC property, and/or a response from applicable law enforcement authority.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

GLASS

Glass bottles are not permitted on OCFEC property. All beverages in glass containers must be poured into disposable cups. Please contact your OCFEC Event Coordinator for details.

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

EXHIBIT A

Event Information

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RIGGING

All rigging plans must be submitted to OCFEC for review and approval. Rigging approval is subject to facility engineering capacity/integrity. Approval is not guaranteed. State Engineering Stamp is required for all rigging plans.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Luftgekühlt LLC must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Luftgekühlt LLC must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Luftgekühlt LLC must execute changes within the specified timeframe.

TEMPORARY STRUCTURES

Per State Fire Marshal, the company providing temporary structures such as stages, bleachers, cargo containers, etc must provide a letter stating that temporary structures have been installed and set up per manufacturer's specifications.

FORM F-31

AGREEMENT NO. **R-058-26**

REVIEWED _____

DATE **December 12, 2025**

FAIRTIME

APPROVED _____

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **FuelFest** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

June 11 - 14, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Fuel Fest

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$78,226.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "I" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force Majeure Event"), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association's sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers' Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

FuelFest
459 N Gilbert Road, Suite C-110
Gilbert, AZ 85234

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Randal Smothers, Global Marketing & Operations Director

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information			
Event Name:	Fuel Fest	Contract No:	R-058-26
Contact Person:	Randal Smothers	Phone:	(760) 238-8885
Event Date:	06/13/2026	Hours:	1:00 PM - 9:00 PM

Admission Price:	\$35.00		
Vehicle Parking Fee:	\$15.00 General Parking	Projected Attendance:	15,000

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
Anaheim Building (#16)	06/11/2026 08:00 AM - 10:00 PM	Chalking	700.00
Los Alamitos Building (#14)	06/11/2026 08:00 AM - 10:00 PM	Chalking	875.00
½ Main Mall	06/11/2026 08:00 AM - 10:00 PM	Chalking	250.00
OC Promenade (Span)	06/11/2026 08:00 AM - 10:00 PM	Chalking	700.00
Parking Lot G	06/11/2026 08:00 AM - 10:00 PM	Chalking	575.00
Parking Lot I	06/11/2026 08:00 AM - 10:00 PM	Chalking	575.00
Friday			
Anaheim Building (#16)	06/12/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Los Alamitos Building (#14)	06/12/2026 08:00 AM - 10:00 PM	Move In	1,750.00
½ Main Mall	06/12/2026 08:00 AM - 10:00 PM	Move In	500.00
OC Promenade (Span)	06/12/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Parking Lot G	06/12/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Parking Lot I	06/12/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Saturday			
Anaheim Building (#16)	06/13/2026 01:00 PM - 09:00 PM	Event	2,800.00
Los Alamitos Building (#14)	06/13/2026 01:00 PM - 09:00 PM	Event	3,500.00
½ Main Mall	06/13/2026 01:00 PM - 09:00 PM	Event	1,000.00
OC Promenade (Span)	06/13/2026 01:00 PM - 09:00 PM	Event	2,800.00
Parking Lot G	06/13/2026 01:00 PM - 09:00 PM	Event	2,300.00
Parking Lot I	06/13/2026 01:00 PM - 09:00 PM	Event	2,300.00
Sunday			
Anaheim Building (#16)	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Los Alamitos Building (#14)	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
½ Main Mall	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
OC Promenade (Span)	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Parking Lot I	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Parking Lot G	06/14/2026 08:00 AM - 11:59 AM	Move Out	No Charge

Total: 25,725.00

Hosting of this event in the above specified spaces, Anaheim Building, Los Alamitos Building, Main Mall, OC Promenade, Parking Lot I and Parking Lot G, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Sunday - June 14, 2026 to avoid additional charges.

Estimated Equipment Fees					
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>	<u>Actual</u>
20 Amp Drop	TBD	TBD	EA	25.00 EA	TBD
50 Amp Drop	TBD	TBD	EA	70.00 EA	TBD
100 Amp Drop	TBD	TBD	EA	180.00 EA	TBD
200 Amp Drop	TBD	TBD	EA	360.00 EA	TBD
40 Yard Dumpster	Estimate 2	2.00	EA	241.00 EA	482.00

EXHIBIT A

Event Information						
Barricade (Metal)	TBD	TBD	EA	15.00	EA	TBD
Bleachers (50 Seat Section)	TBD	TBD	EA	125.00	EA	TBD
Bleacher (100 Seat Section)	TBD	TBD	EA	250.00	EA	TBD
Cable Ramp	Estimate 15	15.00	EA	15.00	EA	225.00
Chair (Individual)	TBD	TBD	EA	2.50	EA	TBD
Electrical Splitter Box	Estimate 15	15.00	EA	55.00	EA	825.00
Electrical Usage Rate	Estimate Only	1.00	EA	1,950.00	EVT	1,950.00
EVOLV - Weapon Detection System	06/13/2026	1.00	EA	800.00	EA/DAY	800.00
Forklift	Estimate 12 Hours	12.00	HR	75.00	HR	900.00
Forklift (40 Yard Dumpster)	Estimate 8 Hours	8.00	HR	75.00	HR	600.00
Man Lift	Estimate 8 Hours	8.00	HR	75.00	HR	600.00
Picnic Table (Rectangular & Round)	TBD	TBD	EA	15.00	EA	TBD
Portable Electronic Message Board	06/13/2026	2.00	EA	75.00	EA/DAY	150.00
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Stanchion	TBD	TBD	EA	5.00	EA	TBD
Sweeper (In-House)	Estimate 12 Hours	12.00	HR	75.00	HR	900.00
Ticket Booth (Double Window)	Estimate 1	1.00	EA	100.00	EA	100.00
Tonnage Weight (40 Yard Dumpster)	Estimate 4 Tons	4.00	TON	83.00	TON	332.00
Total:						7,864.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00
Janitorial Attendant	Estimate 40 Hours	40.00	HR	30.00	HR	1,200.00
Electrician	Estimate 16 Hours	16.00	HR	75.00	HR	1,200.00
Event Day						
Grounds Attendant Lead	06/13/2026 12:00PM - 10:00PM	1.00	EA	35.00	HR	350.00
Grounds Attendant	06/13/2026 12:00PM - 10:00PM	6.00	EA	30.00	HR	1,800.00
Janitorial Attendant Lead	06/13/2026 12:00PM - 10:00PM	1.00	EA	35.00	HR	350.00
Janitorial Attendant	06/13/2026 12:00PM - 10:00PM	14.00	EA	30.00	HR	4,200.00
Electrician	06/13/2026 12:00PM - 10:00PM	1.00	EA	75.00	HR	750.00
Clean Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 42 Hours	42.00	HR	30.00	HR	1,260.00
Janitorial Attendant	Estimate 24 Hours	24.00	HR	30.00	HR	720.00
Electrician	Estimate 12 Hours	12.00	HR	75.00	HR	900.00
<u>Event Sales & Services</u>						
Event Coordinator	06/13/2026 12:00PM - 10:00PM	1.00	EA	57.50	HR	575.00
Parking						
Parking Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Parking Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00
<u>Safety & Security</u>						
Security Attendant - Overnight	06/11/2026 10:00PM - 09:00AM	1.00	EA	30.00	HR	330.00
Security Attendant - Overnight	06/12/2026 10:00PM - 09:00AM	1.00	EA	30.00	HR	330.00

EXHIBIT A

Event Information						
Security Attendant Lead	06/13/2026 12:00PM - 09:30PM	1.00	EA	35.00	HR	332.50
Security Attendant - EVOLV	06/13/2026 01:00PM - 09:00PM	8.00	EA	30.00	HR	1,920.00
Security Attendant	06/13/2026 12:00PM - 09:30PM	20.00	EA	30.00	HR	5,700.00

**Security staffing requirements are subject to change at the discretion of the OCFEC Safety & Security Department.*

Technology

Technology Attendant	TBD (Audio Configuration)	TBD	EA	100.00	EVT	TBD
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Outside Services

Emergency Medical Services	06/13/2026 12:30PM - 09:30PM	4.00	EA	35.00	HR	1,260.00
Orange County Sheriff Services	Estimate Only	1.00	EA	9,500.00	EVT	9,500.00
Sound Monitor	06/13/2026	1.00	EA	845.00	EA/DAY	845.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	5.00	HR	263.00	HR	1,315.00
Trash Collection & Sweeping Services	Estimate Only	1.00	EA	1,200.00	EVT	1,200.00

Total: 39,637.50

Summary

Facility Rental Total	\$25,725.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$47,501.50
Refundable Deposit	\$5,000.00

Grand Total: \$78,226.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$6,431.25
Second Payment	01/12/2026	\$23,931.75
Third Payment	03/11/2026	\$23,931.75
Fourth Payment	05/11/2026	\$23,931.75
Total:		\$78,226.50

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

EXHIBIT A

Event Information

ASPHALT REPAIRS

Renter is responsible for any damages that occur in Parking Lot I and Parking Lot G. All asphalt repair work must be reviewed and approved by OCFEC Maintenance Department to ensure all parking lots have been restored back to their original conditions. Repairs must be completed prior to load in of the 2026 OC Fair, **Monday - June 22, 2026**.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

DRONES

OCFEC prohibits the use of all remotely controlled devices such as aircraft, cars, etc.

No remotely controlled aircraft or ground vehicle devices are authorized to operate on, above or below OCFEC property at any time without the express written consent of the OCFEC and/or the proper law enforcement authority. This procedure includes, but is not limited to unmanned aircraft systems, radio controlled model aircraft, other devices that can be operated in airspace and remotely controlled cars/ground vehicles.

Possession or operation of such remotely controlled aircraft or ground vehicle devices without prior written consent will result in the confiscation of all related materials, removal from OCFEC property, and/or a response from applicable law enforcement authority.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

INFLATABLE AMUSEMENTS AND ATTRACTIONS

For purpose of public/user safety, the OC Fair & Event Center requires that all event promoters and show producers incorporating inflatable attractions including, but not limited to, amusements such as bounce houses, obstacle courses or log slides into their event, must adhere to all manufacturer specifications and OSHA/DOSH guidelines as well as all other applicable state and local regulation when setting up and operating respective planned attraction. See Exhibit I for full terms regarding safety measure requirements.

GLASS

Glass bottles are not permitted on OCFEC property. All beverages in glass containers must be poured into disposable cups. Please contact your OCFEC Event Coordinator for details.

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

EXHIBIT A

Event Information

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RENTER AGREES

That parking lot usage will be conducted in a safe manner, with consideration of other activities taking place at the Event Center. To ensure safety within and around your event, the District (OCFEC) may, at the expense of Renter, construct a barrier around the perimeter of the driving portion of the event. Renter will be responsible for all further necessary precautions in and around the event.

RIGGING

All rigging plans must be submitted to OCFEC for review and approval. Rigging approval is subject to facility engineering capacity/integrity. Approval is not guaranteed. State Engineering Stamp is required for all rigging plans.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, FuelFest must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. FuelFest must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, FuelFest must execute changes within the specified timeframe.

TEMPORARY STRUCTURES

Per State Fire Marshal, the company providing temporary structures such as stages, bleachers, cargo containers, etc must provide a letter stating that temporary structures have been installed and set up per manufacturer's specifications.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-064-26**

DATE **December 17, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Pinnacle Production** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

February 13 - 16, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Dinosaur Adventure

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$38,107.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "I" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force Majeure Event"), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association's sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers' Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Pinnacle Production
4660 Churchill Street
Shoreview, MN 55126

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Tom Martinez, Booking Manager**

By: _____ Date: _____
Title: **James Canfield, Chief Executive Officer**

EXHIBIT A

Event Information			
Event Name:	Dinosaur Adventure	Contract No:	R-064-26
Contact Person:	Tom Martinez	Phone:	(951) 818-5390
Event Date:	02/14/2026 - 02/15/2026	Hours:	Saturday: 9:00 AM - 8:00 PM Sunday: 9:00 AM - 7:00 PM
Admission Price:	TBD		
Vehicle Parking Fee:	\$15.00 General Parking	Projected Attendance:	12,000

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Friday			
Anaheim Building (#16)	02/13/2026 08:00 AM - 08:00 PM	Move In	1,400.00
Los Alamitos Building (#14)	02/13/2026 08:00 AM - 08:00 PM	Move In	1,750.00
Saturday			
Anaheim Building (#16)	02/14/2026 09:00 AM - 08:00 PM	Event	2,800.00
Los Alamitos Building (#14)	02/14/2026 09:00 AM - 08:00 PM	Event	3,500.00
Sunday			
Anaheim Building (#16)	02/15/2026 09:00 AM - 07:00 PM	Event	2,800.00
Los Alamitos Building (#14)	02/15/2026 09:00 AM - 07:00 PM	Event	3,500.00
Monday			
Anaheim Building (#16)	02/16/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Los Alamitos Building (#14)	02/16/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Total:			15,750.00

Hosting of this event in the above specified spaces, Anaheim Building and Los Alamitos Building, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - February 16, 2026 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
20 Amp Drop	TBD	TBD	EA	25.00	EA	TBD
50 Amp Drop	TBD	TBD	EA	70.00	EA	TBD
Barricade (Plastic)	TBD	TBD	EA	15.00	EA	TBD
Chair (Individual)	TBD	TBD	EA	2.50	EA	TBD
Dumpster	Estimate 10	10.00	EA	20.00	EA	200.00
Electrical Splitter Box	Estimate 5	5.00	EA	55.00	EA	275.00
Electrical Usage Rate	Estimate Only	1.00	EA	1,000.00	EVT	1,000.00
Man Lift	TBD	TBD	HR	75.00	HR	TBD
Marquee Board	01/19/2026 - 02/15/2026	1.00	WK	Included		Included
Picnic Table (Rectangular & Round)	TBD	TBD	EA	15.00	EA	TBD
Portable Electronic Message Board	02/14/2026 - 02/15/2026	2.00	EA	75.00	EA/DAY	300.00
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Scissor Lift	TBD	TBD	HR	75.00	HR	TBD
Sweeper (In-House)	Estimate 6 Hours	6.00	HR	75.00	HR	450.00
Ticket Booth (Double Window)	TBD	TBD	EA	100.00	EA	TBD
Total:						2,225.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 12 Hours	12.00	HR	30.00	HR	360.00

Event Information

*State Holiday Rate	Total:	18,632.00
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Facility Rental Total	\$15,750.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$20,857.00
Refundable Deposit	\$1,500.00

Grand Total: \$38,107.00

EXHIBIT A

Event Information

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	Upon Signing	\$38,107.00
Total:		\$38,107.00

Please Remit Payment in *Check or Credit Card Only*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

EXHIBIT A

Event Information

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Pinnacle Production must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Pinnacle Production must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Pinnacle Production must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-073-25**

DATE **November 20, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **SOCA Fights** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

December 10 - 11, 2025

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Fight Club OC

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$20,570.25

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

SOCA Fights
17151 Newhope Street, Suite 101
Fountain Valley, CA 92708

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Roy Englebrecht, Promoter

By: _____ Date: _____
Title: Michele Capps, Chief Business Development Officer

EXHIBIT A

Event Information				
Event Name:	Fight Club OC	Contract No:	R-073-25	
Contact Person:	Roy Englebrecht	Phone:	(949) 235-6155	
Event Date:	12/11/2025	Hours:	Happy Hour (Baja Grill):	5:30 PM - 6:30 PM
			Doors:	6:00 PM
Admission Price:	Adult: \$40.00 - \$80.00		Event:	7:00 PM - 10:00 PM
Vehicle Parking Fee:	\$12.00 General Parking	Projected Attendance:	1,200	

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
The Hangar	12/10/2025 06:00 AM - 11:59 PM	Move In	600.00
Thursday			
The Hangar	12/11/2025 05:30 PM - 10:00 PM	Event	2,825.00
Total:			3,425.00

Hosting of this event in the above specified space, The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Thursday - December 11, 2025 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
25 MB Internet - Hard Line	12/11/2025	1.00	EA	250.00	EA/DAY	250.00
100 Amp Drop	Estimate 2	2.00	EA	180.00	EA	360.00
200 Amp Drop	As Needed Per Request	TBD	EA	360.00	EA	TBD
Barricade (Plastic)	Flat Rate (Delivery & Pick Up Only, No Set Up)	1.00	EA	200.00	FLAT	200.00
Bleacher (100 Seat Section)	Estimate 3	3.00	EA	200.00	EA	600.00
Cable Ramp	TBD	TBD	EA	15.00	EA	TBD
Chair (Individual)	Estimate 300	300.00	EA	1.00	EA	300.00
Chair (Tied)	Estimate 1,050	1,050.00	EA	2.00	EA	2,100.00
Dumpster	Estimate 6	6.00	EA	20.00	EA	120.00
Electrical Splitter Box	TBD	TBD	EA	55.00	EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	250.00	EVT	250.00
EVOLV - Weapon Detection System	12/11/2025	1.00	EA	800.00	EA/DAY	800.00
Folding Table (Rectangular)	Estimate 2	2.00	EA	15.00	EA	30.00
Forklift	Estimate 6 Hours	6.00	HR	75.00	HR	450.00
Hang Tag - 1 Day	TBD	TBD	EA	6.00	EA	TBD
Man Lift (Banners)	Estimate 4 Hours	4.00	HR	75.00	HR	300.00
Marquee Board	12/05/2025 - 12/11/2025	1.00	WK	Included		Included
Portable Electronic Message Board	12/11/2025	2.00	EA	75.00	EA/DAY	150.00
Projector and Screen	12/11/2025	1.00	EA	1,500.00	EA/DAY	1,500.00
Scissor Lift (Production)	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Stanchion	Estimate 45	45.00	EA	1.00	EA	45.00
Sweeper (In-House)	Estimate 4 Hours	4.00	HR	75.00	HR	300.00
Wireless Internet Router	Estimate 2	2.00	EA	75.00	EA	150.00
Total:						8,055.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant	Estimate 16 Hours	16.00	HR	29.00	HR	464.00
Electrician	Estimate 2 Hours	2.00	HR	72.50	HR	145.00

EXHIBIT A

Event Information

Event Day

Grounds Attendant Lead	12/11/2025 05:30PM - 10:00PM	1.00	EA	34.00	HR	153.00
Grounds Attendant	12/11/2025 05:30PM - 10:00PM	2.00	EA	29.00	HR	261.00
Janitorial Attendant	12/11/2025 05:30PM - 10:00PM	2.00	EA	29.00	HR	261.00
Electrician	12/11/2025 05:30PM - 10:00PM	1.00	EA	72.50	HR	326.25

Clean Up

Grounds Attendant Lead	Estimate 5 Hours	5.00	HR	34.00	HR	170.00
Grounds Attendant	Estimate 14 Hours	14.00	HR	29.00	HR	406.00
Janitorial Attendant	Estimate 4 Hours	4.00	HR	29.00	HR	116.00
Electrician	Estimate 2 Hours	2.00	HR	72.50	HR	145.00

Event Sales & Services

Event Coordinator	12/11/2025 05:30PM - 10:00PM	1.00	EA	56.00	HR	252.00
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Parking

Parking Attendant	Estimate 6 Hours	6.00	HR	29.00	HR	174.00
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Safety & Security

Security Attendant Lead	12/11/2025 06:15PM - 10:45PM	1.00	EA	34.00	HR	153.00
Security Attendant	12/11/2025 04:30PM - 09:00PM	2.00	EA	29.00	HR	261.00
Security Attendant	12/11/2025 06:15PM - 10:45PM	5.00	EA	29.00	HR	652.50

Technology

Technology Attendant	Estimate 1 Hour	1.00	HR	56.00	HR	56.00
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Outside Services

Orange County Sheriff Services	12/11/2025 Estimate Only	1.00	EA	4,200.00	EVT	4,200.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50

Total: 8,590.25

Summary

Facility Rental Total	\$3,425.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$16,645.25
Refundable Deposit	\$500.00

Grand Total: \$20,570.25

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	Upon Signing	\$10,285.25
Second Payment	12/03/2025	\$10,285.00

Total: \$20,570.25

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

EXHIBIT A

Event Information

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

BOOKING PROTECTION

In an effort to ensure that no two (2) similar combative sports events take place in The Hangar in close proximity to regularly scheduled Fight Club OC shows throughout the entire 2025 Season, the OCFEC shall not book fight events with any other promoter within the two (2) week period prior and/or after scheduled Fight Club OC event dates.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

CHAIRS

Event Producer will pay a chair rental fee of \$2.00 per tied chair and \$1.00 per non-tied chair. This will include set up and tear down of chairs by OCFEC staff.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

FUTURE TERMS

Future terms and agreements subject to change.

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING PASS LIST

Event Producer will provide a Parking Pass List for Gate 4. Each name on the list will be charged back to the Event Producer at \$6.00 per name. The Parking Pass List will only be accepted at Gate 4.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

EXHIBIT A

Event Information

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, SOCA Fights must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. SOCA Fights must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, SOCA Fights must execute changes within the specified timeframe.

FORM F-31

AGREEMENT NO. **R-083-25**

REVIEWED _____

DATE **November 14, 2025**

FAIRTIME

INTERIM **XX**

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Pacific Investment Management Company LLC - PIMCO** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

December 4 - 6, 2025

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property by Renter or its employees, volunteers, contractors, agents or invitees, removal of all property by Renter by Renter or its employees, volunteers, contractors, agents or invitees and the leaving of the Premises in the same condition in which Renter took possession in all material respects, reasonable wear and tear excepted.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Feed Our Cities

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$28,555.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession in all material respects, reasonable wear and tear excepted. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule,

restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force Majeure Event"), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers' Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted, except to the extent the same is a result of the negligence or willful misconduct by Association, a breach of this Agreement by Association or a violation of applicable law by Association.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued by Association to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, subject to notice of any such failure and a reasonable opportunity to cure the same, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

11. Each and every article and all boxes, crates, packing material, and debris of whatsoever nature must be removed from the Premises by Renter, at Renter's own expense, upon expiration or early termination of this Agreement. It is understood that in the event of Renter's failure to vacate said Premises herein provided, unless permission in writing is first obtained, Association may and is hereby authorized and made the agent of Renter to remove all remaining material of any nature whatsoever, at the Renter's risk and expense, and Renter shall reimburse Association for expenses thus incurred.

12. No Renter will be permitted to sell or dispose of anywhere on the Premises alcoholic beverages as defined in the Alcoholic Beverage Control Act, unless Association authorizes Renter in writing and unless Renter holds a lawful license authorizing such sales on the Premises.

13. All safety orders of the Division of Industrial Safety, Department of Industrial Relations, must be strictly observed.

14. Failure of Association to insist in any one or more instances upon the observance and/or performance of any of these terms and conditions of this Agreement shall not constitute a waiver of any subsequent breach of any such rules and regulations.

15. This Agreement shall be subject to termination by either party at any time prior to or during the term hereof by giving the other party notice in writing at least 30 days prior to the date when such termination shall become effective. Such termination shall relieve the Association of any further performance of the terms of this Agreement.

16. "Contractor, by signing this contract, does swear under penalty that no more than one final unappealable finding of contempt of court by a Federal court has been issued against that contractor within the immediately preceding two-year period because of the Contractor's failure to comply with an order of the National Labor Relations Board (Government Code Section 14780.5) (SAM Sec. 12127)."

17. Renter recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that the Renter may be subject to the payment or property taxes levied on such interest.

18. The Association shall have the privilege of inspecting the Premises covered by this Agreement at any time or all times. Association shall have the right to retain a key to the Premises and may enter with at least 24-hour written notice to Renter.

19. The Parties hereto agree that Renter, and any agents and employees of Renter, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of Association.

20. Time is of the essence of each and all the provisions of this Agreement, and the provisions of this Agreement shall extend to and be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Memo for Fair Management: Hazardous Agreements. If this Agreement provides for a hazardous activity, the current Form FE-13, Statement Regarding Insurance, must be attached to each copy and incorporated by reference in Paragraph 11 of page two.

By state law and in the interest of public health, smoking shall not be permitted in or within 20 feet of any State of California building, including the Santa Ana Pavilion area, OC Promenade area, Centennial Farm, Kidland carnival area, the Livestock area, Pacific Amphitheatre seating area, and Arena grandstand and bleacher seating areas. This policy includes the use of electronic cigarettes, vaporizers and oil/wax pens.

EXHIBIT A

Event Information			
Event Name:	Feed Our Cities	Contract No:	R-083-25
Contact Person:	Mark Lowry	Phone:	(714) 897-6670 ext. 3601
Event Date:	12/06/2025	Hours:	6:00 AM - 1:00 PM
Vehicle Parking Fee:	Parking Buyout (See Summary)	Projected Attendance:	200

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
Anaheim Building (#16)	12/04/2025 08:00 AM - 11:00 PM	Move In	1,362.50
Los Alamitos Building (#14)	12/04/2025 08:00 AM - 11:00 PM	Move In	1,712.50
OC Promenade (Span)	12/04/2025 08:00 AM - 11:00 PM	Move In	1,362.50
Friday			
Anaheim Building (#16)	12/05/2025 08:00 AM - 11:00 PM	Move In	1,362.50
Los Alamitos Building (#14)	12/05/2025 08:00 AM - 11:00 PM	Move In	1,712.50
OC Promenade (Span)	12/05/2025 08:00 AM - 11:00 PM	Move In	1,362.50
Saturday			
Anaheim Building (#16)	12/06/2025 06:00 AM - 01:00 PM	Event	2,725.00
Los Alamitos Building (#14)	12/06/2025 06:00 AM - 01:00 PM	Event	3,425.00
OC Promenade (Span)	12/06/2025 06:00 AM - 01:00 PM	Event	2,725.00
Total:			17,750.00

Hosting of this event in the above specified spaces, Anaheim Building, Los Alamitos Building and OC Promenade, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Saturday - December 6, 2025 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
40 Yard Dumpster	Estimate 2	2.00	EA	232.00	EA	464.00
Barricade (Plastic)	TBD	TBD	EA	15.00	EA	TBD
Dumpster	TBD	TBD	EA	20.00	EA	TBD
Electrical Splitter Box	TBD	TBD	EA	55.00	EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	700.00	EVT	700.00
Forklift	TBD	TBD	HR	75.00	HR	TBD
Man Lift	TBD	TBD	HR	75.00	EA	TBD
Portable Electronic Message Board	12/06/2025	1.00	EA	75.00	EA/DAY	75.00
Portable PA System (w/ Wired Mic, Stand and 2 Speakers)	12/06/2025	1.00	EA	150.00	EA/DAY	150.00
Public Address System (Per Building)	12/05/2025 - 12/06/2025	3.00	EA	75.00	EA/DAY	450.00
Sweeper (In-House)	Estimate 7 Hours	7.00	HR	75.00	HR	525.00
Tonnage Weight (40 Yard Dumpster)	Estimate 2 Tons	2.00	TON	80.00	TON	160.00
Total:						2,524.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant	Estimate 4 Hours	4.00	HR	29.00	HR	116.00
Janitorial Attendant	Estimate 12 Hours	12.00	HR	29.00	HR	348.00
Electrician	Estimate 1 Hour	1.00	HR	72.50	HR	72.50

EXHIBIT A

Event Information						
Event Day						
Grounds Attendant	12/06/2025 05:00AM - 02:00PM	1.00	EA	29.00	HR	261.00
Janitorial Attendant	12/06/2025 05:00AM - 02:00PM	4.00	EA	29.00	HR	1044.00
Clean Up						
Grounds Attendant	Estimate 9 Hours	9.00	HR	29.00	HR	261.00
Janitorial Attendant	Estimate 8 Hours	8.00	HR	29.00	HR	232.00
Electrician	Estimate 1 Hour	1.00	HR	72.50	HR	72.50
Event Sales & Services						
Event Coordinator	12/06/2025 05:00AM - 02:00PM	1.00	EA	56.00	HR	504.00
Parking						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	34.00	HR	272.00
Parking Attendant	Estimate 16 Hours	16.00	HR	29.00	HR	464.00
Safety & Security						
Security Attendant	12/06/2025 05:00AM - 01:30PM	3.00	EA	29.00	HR	739.50
Technology						
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
Outside Services						
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
Insurance						
S.E.L.I. Insurance	TBD	TBD	EA	245.00	EA/DAY	TBD
<i>(Includes coverage for Move In/Move Out period listed on Rental Agreement)</i>						

Total: 4,881.00

Summary

Facility Rental Total	\$17,750.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$7,405.00
Parking Buyout <i>(Based upon 200 vehicles at \$12.00 each)</i>	\$2,400.00
Refundable Deposit	\$1,000.00
Grand Total:	\$28,555.00

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	<i>Upon Signing</i>	\$28,555.00
Total:		\$28,555.00

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

EXHIBIT A

Event Information

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Pacific Investment Management Company LLC - PIMCO must comply with request.

EXHIBIT A

Event Information

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Pacific Investment Management Company LLC - PIMCO must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Pacific Investment Management Company LLC - PIMCO must execute changes within the specified timeframe.

FORM F-31

AGREEMENT NO. **R-102-25**

REVIEWED _____

DATE **November 17, 2025**

FAIRTIME

INTERIM **XX**

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Gem Faire, Inc.** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

December 3 - 8, 2025

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Gem Faire

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$46,896.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

**Gem Faire, Inc.
P.O. Box 55337
Portland, OR 97238**

**32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626**

By:_____Date:_____ By:_____Date:_____
Title: Steve E. Small, President, Gem Faire, Inc. Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information				
Event Name:	Gem Faire	Contract No:	R-102-25	
Contact Person:	Steve Small	Phone:	(541) 912-8807	
Event Date:	12/05/2025 - 12/07/2025	Hours:	Friday Wholesale: 10:00 AM - 12:00 PM	
			Friday: 12:00 PM - 6:00 PM	
			Saturday: 10:00 AM - 6:00 PM	
			Sunday: 10:00 AM - 5:00 PM	
Admission Price:	Adult: \$7 weekend pass (discount coupon online)			
	Child: Under 12 Free			
Vehicle Parking Fee:	\$12.00 General Parking	Projected Attendance:	1,600	

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
Costa Mesa Building (#10)	12/03/2025 08:00 AM - 08:00 PM	Move In	2,412.50
¼ Main Mall	12/03/2025 08:00 AM - 08:00 PM	Move In	243.75
Thursday			
Costa Mesa Building (#10)	12/04/2025 08:00 AM - 08:00 PM	Move In	2,412.50
¼ Main Mall	12/04/2025 08:00 AM - 08:00 PM	Move In	243.75
Friday			
Costa Mesa Building (#10)	12/05/2025 10:00 AM - 06:00 PM	Event	4,825.00
¼ Main Mall	12/05/2025 10:00 AM - 06:00 PM	Event	487.50
Saturday			
Costa Mesa Building (#10)	12/06/2025 10:00 AM - 06:00 PM	Event	4,825.00
¼ Main Mall	12/06/2025 10:00 AM - 06:00 PM	Event	487.50
Sunday			
Costa Mesa Building (#10)	12/07/2025 10:00 AM - 05:00 PM	Event	4,825.00
¼ Main Mall	12/07/2025 10:00 AM - 05:00 PM	Event	487.50
Monday			
Costa Mesa Building (#10)	12/08/2025 08:00 AM - 12:00 PM	Move Out	No Charge
¼ Main Mall	12/08/2025 08:00 AM - 12:00 PM	Move Out	No Charge

Total: 21,250.00

Hosting of this event in the above specified spaces, Costa Mesa Building and Main Mall, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 12:00 PM Monday - December 8, 2025 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>		<u>Actual</u>	
20 Amp Drop	TBD	TBD EA	25.00	EA	TBD	
50 Amp Drop	Estimate 5	5.00 EA	70.00	EA	350.00	
Barricade (Plastic)	Estimate 45	45.00 EA	15.00	EA	675.00	
Cable Ramp	TBD	TBD EA	15.00	EA	TBD	
Dumpster	Estimate 8	8.00 EA	20.00	EA	160.00	
Electrical Splitter Box	Estimate 18	18.00 EA	55.00	EA	990.00	
Electrical Usage Rate	Estimate Only	1.00 EA	1,700.00	EVT	1,700.00	
Forklift	Estimate 10 Hours	10.00 HR	75.00	HR	750.00	
Man Lift	Estimate 4 Hours	4.00 HR	75.00	HR	300.00	
Marquee Board	11/10/2025 - 12/07/2025	4.00 WK	Included		Included	
Picnic Table (Rectangular & Round)	TBD	TBD EA	15.00	EA	TBD	
Portable Electronic Message Board	12/05/2025 - 12/07/2025	2.00 EA	75.00	EA/DAY	450.00	
Public Address System (Per Building)	12/05/2025 - 12/07/2025	1.00 EA	75.00	EA/DAY	225.00	

EXHIBIT A

Event Information						
Scissor Lift	Estimate 6 Hours	6.00	HR	75.00	HR	450.00
Sweeper (In-House)	Estimate 5 Hours	5.00	HR	75.00	HR	375.00
Ticket Booth (Double Window)	Estimate 1	1.00	EA	100.00	EA	100.00
Trussing Unit	Estimate 2	2.00	EA	100.00	EA	200.00

Total: 6,725.00

Reimbursable Personnel and Services Fees

Description	Date-Time	Units	Rate	Actual
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Event Operations

Set Up

Grounds Attendant	Estimate 7 Hours	7.00	HR	29.00	HR	203.00
Janitorial Attendant	Estimate 6 Hours	6.00	HR	29.00	HR	174.00
Electrician	Estimate 9 Hours	9.00	HR	72.50	HR	652.50

Event Day

Grounds Attendant Lead	12/05/2025 09:00AM - 06:00PM	1.00	EA	34.00	HR	306.00
Grounds Attendant	12/05/2025 09:00AM - 06:00PM	2.00	EA	29.00	HR	522.00
Janitorial Attendant	12/05/2025 09:00AM - 06:00PM	2.00	EA	29.00	HR	522.00
Grounds Attendant Lead	12/06/2025 09:00AM - 06:00PM	1.00	EA	34.00	HR	306.00
Grounds Attendant	12/06/2025 09:00AM - 06:00PM	2.00	EA	29.00	HR	522.00
Janitorial Attendant	12/06/2025 09:00AM - 06:00PM	2.00	EA	29.00	HR	522.00
Grounds Attendant Lead	12/07/2025 09:00AM - 05:00PM	1.00	EA	34.00	HR	272.00
Grounds Attendant	12/07/2025 09:00AM - 05:00PM	2.00	EA	29.00	HR	464.00
Janitorial Attendant	12/07/2025 09:00AM - 05:00PM	2.00	EA	29.00	HR	464.00

Clean Up

Grounds Attendant Lead	Estimate 5 Hours	5.00	HR	34.00	HR	170.00
Grounds Attendant	Estimate 15 Hours	15.00	HR	29.00	HR	435.00
Janitorial Attendant	Estimate 8 Hours	8.00	HR	29.00	HR	232.00
Electrician	Estimate 8 Hours	8.00	HR	72.50	HR	580.00

Event Sales & Services

Event Coordinator	12/05/2025 09:00AM - 06:00PM	1.00	EA	56.00	HR	504.00
Event Coordinator	12/06/2025 09:00AM - 06:00PM	1.00	EA	56.00	HR	504.00
Event Coordinator	12/07/2025 09:00AM - 05:00PM	1.00	EA	56.00	HR	448.00

Parking

Parking Attendant Lead	Estimate 9 Hours	9.00	HR	34.00	HR	306.00
Parking Attendant	Estimate 18 Hours	18.00	HR	29.00	HR	522.00

Safety & Security

Security Attendant	12/04/2025 09:00AM - 06:00PM	1.00	EA	29.00	HR	261.00
Security Attendant - Overnight	12/04/2025 06:00PM - 07:00AM	1.00	EA	29.00	HR	377.00
Security Attendant Lead	12/05/2025 09:00AM - 06:30PM	1.00	EA	34.00	HR	323.00
Security Attendant	12/05/2025 09:00AM - 06:30PM	6.00	EA	29.00	HR	1,653.00
Security Attendant - Overnight	12/05/2025 06:00PM - 07:00AM	1.00	EA	29.00	HR	377.00
Security Attendant Lead	12/06/2025 09:00AM - 06:30PM	1.00	EA	34.00	HR	323.00
Security Attendant	12/06/2025 09:00AM - 06:30PM	6.00	EA	29.00	HR	1,653.00
Security Attendant - Overnight	12/06/2025 06:00PM - 07:00AM	1.00	EA	29.00	HR	377.00

EXHIBIT A

Event Information						
Security Attendant Lead	12/07/2025 09:00AM - 05:30PM	1.00	EA	34.00	HR	289.00
Security Attendant	12/07/2025 09:00AM - 05:00PM	4.00	EA	29.00	HR	928.00
Security Attendant	12/07/2025 09:00AM - 08:30PM	2.00	EA	29.00	HR	667.00
<u>Technology</u>						
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
<u>Outside Services</u>						
Emergency Medical Services	12/05/2025 09:30AM - 06:30PM	2.00	EA	34.00	HR	612.00
Emergency Medical Services	12/06/2025 09:30AM - 06:30PM	2.00	EA	34.00	HR	612.00
Emergency Medical Services	12/07/2025 09:30AM - 05:30PM	2.00	EA	34.00	HR	544.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	EA	263.00	HR	394.50
					Total:	18,121.00
Summary						
Facility Rental Total						\$21,250.00
Estimated Equipment, Reimbursable Personnel and Services Total						\$24,846.00
Refundable Deposit						\$800.00
					Grand Total:	\$46,896.00
Payment Schedule						
<u>Payment Schedule</u>			<u>Due Date</u>		<u>Amount</u>	
First Payment			Upon Signing		\$46,896.00	
					Total:	\$46,896.00

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EXHIBIT A

Event Information

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Gem Faire, Inc. must comply with request.

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Gem Faire, Inc. must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Gem Faire, Inc. must execute changes within the specified timeframe.

FORM F-31

AGREEMENT NO. **R-141-25**

REVIEWED _____

DATE **November 7, 2025**

FAIRTIME

INTERIM **XX**

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Sharp Concepts, Inc.** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

November 10, 2025 - January 12, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Sharp Concepts Camping

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$9,826.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Sharp Concepts, Inc.
P.O. Box 3767
Paso Robles, CA 93447

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Roger Sharp

By: _____ Date: _____
Title: Michele Capps, Chief Business Development Officer

EXHIBIT A

Event Information				
Event Name:	Sharp Concepts Camping	Contract No:	R-141-25	
Contact Person:	Elizabeth Fraire	Phone:	(909) 997-1835	
Event Date:	11/10/2025 - 01/12/2026	Hours:	12:00 AM - 11:59 PM Daily	
Camping and Parking Fee:	See Facility Rental Fees	Projected Attendance:	13	

Facility Rental Fees				
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
November				
Parking Lot G (Employee Bunkhouse/RV)	11/10/2025 - 11/30/2025 (21 Nights)	3.00 EA	45.00 EA/DAY	2,835.00
December				
Parking Lot G (Employee Bunkhouse/RV)	12/01/2025 - 12/31/2025 (31 Nights)	3.00 EA	45.00 EA/DAY	4,185.00
January				
Parking Lot G (Employee Bunkhouse/RV)	01/01/2026 - 01/12/2026 (11 Nights)	3.00 EA	45.00 EA/DAY	1,485.00
Total:				8,505.00

Hosting of this event in the above specified space, Parking Lot G, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - January 12, 2026 to avoid additional charges.

Estimated Equipment Fees				
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
50 Amp Drop	Estimate 3	3.00 EA	70.00 EA	210.00
Dumpster	Estimate 11	11.00 EA	20.00 EA	220.00
Total:				430.00

Reimbursable Personnel and Services Fees				
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
Event Operations				
Set Up / Event Day / Clean Up				
Grounds Attendant	Estimate 11 Hours	11.00 HR	29.00 HR	319.00
Janitorial Attendant	TBD	TBD HR	29.00 HR	TBD
Electrician	Estimate 1 Hour	1.00 HR	72.50 HR	72.50
Total:				391.50

Summary

Facility Rental Total	\$8,505.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$821.50
Refundable Deposit	\$500.00

Grand Total: \$9,826.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	Upon Signing	\$9,826.50
Total:		\$9,826.50

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

EXHIBIT A

Event Information

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RESTROOMS

Renter agrees to provide their own restrooms for use by Sharp Concepts, Inc. employees during rental period in Parking Lot G. Restrooms must be maintained in a fully hygienic manner at all times throughout the entire occupancy period, and are subject to regular inspection by OCFEC Facilities staff. Failure of Sharp Concepts, Inc. personnel to adhere to strict cleanliness standards while on OCFEC property will be cause for immediate termination of this contract.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Sharp Concepts, Inc. must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Sharp Concepts, Inc. must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Sharp Concepts, Inc. must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-142-25**

DATE **November 14, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Riverside County Rabbit Breeders Association** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

December 20, 2025

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

RCRBA Rabbit & Cavy Show

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$130.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "D" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Riverside County Rabbit Breeders Association
PO Box 292360
Phelan, CA 92329

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Linda Bell, Member

By: _____ Date: _____
Title: Michele Capps, Chief Business Development Officer

AGREEMENT: R-142-25
DATED: November 14, 2025
WITH: Riverside County Rabbit Breeders Association
PHONE: (951) 323-4085

EXHIBIT "A"

DATE(S) OF EVENT: **December 20, 2025**

BUILDING(S)/LOCATION(S):
Millennium Barn

RENTER AGREES:

- That the term of this Agreement is on December 20, 2025
- **To conduct a rabbit and cavy show on Saturday, December 20, 2025 with set-up as early as 6:30 a.m. and teardown to be concluded by 6 p.m.**
- To contact Centennial Farm staff at (714) 708-1619 to schedule, change or confirm any additional meetings.
- That all members and patrons of renter listed above will enter the property at the Main Gate (Gate 1), off Fair Drive and enter through the Centennial Farm Gate. Should Main Gate (Gate 1) need to be closed due to an event taking place at the OC Fair & Event Center, members and patrons of renter listed above can access the property at Gate 4 off of Arlington Drive.
- That parking around the building is not permitted. Staff and members are required to park in Parking Lot B in a marked parking stall or where otherwise instructed by OCFEC Parking Staff.
- That no setup may take place prior to the time designated on this Rental Agreement.
- Renter is responsible for setup and teardown for the meetings.
- To collect and process all entries necessary to conduct the rabbit and cavy show.
- Staffing and additional equipment rental/usage cost are not included in this rental agreement. Please refer to the rental rates sheet on OCFair.com for more information.
- To properly teardown show equipment rented via OCFEC at the end of the show.
- To leave the facilities in same condition as when possession was taken. If facility is left unkempt and/or not returned to proper state, OCFEC reserves the right to terminate this contract (*see Exhibit D for Millennium Barn layout*).
- That all trash generated by renter be taken out to appropriate disposal areas at Centennial Farm.
- To reimburse District (OCFEC) for any out of pocket expenses incurred due to damage caused by Renter or its members.
- To reimburse District (OCFEC) for the cost of Special Event Liability Insurance (SELI) in order to provide the event with the necessary insurance coverage.
- That office supplies and office equipment are not included in this rental.
- That OCFEC phones are not available for outside calls. In case of an emergency, Renter is to contact the Safety & Security Department at (714) 708-1588. Security will then notify outside emergency personnel if needed.

- To pay \$60.00 for show equipment rental (details outlined under the ‘32nd District (OCFEC) will provide:’) and \$70.00 for SELI, totaling \$130.00.

32nd District (OCFEC) will provide:

- Six (6) complete judging set-ups including six (6) carpeted tables, eight (8) judging cages and twelve (12) table legs.
- Additional tables and chairs limited to what is in supply at Centennial Farm.
- Special Event Liability Insurance to be reimbursed by renter.
- Access to Centennial Farm Gate and Silo Building.
- Parking access through the Main Gate off Fair Drive. Should Main Gate need to be closed, parking access will be available through Gate 4.

Payment Schedule:

Payment of \$130.00 is due on or before December 5, 2025 to cover the event taking place on December 20, 2025.

A \$25.00 late fee will be added if payment is not received by the due date listed above.

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

The OC Fair & Event Center will notify renter in the event of a new location is needed for your meeting. If meeting needs to be cancelled due to lack of meeting space. Renter will be reimbursed that month rental fee.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at

<https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Riverside County Rabbit Breeders Association must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Riverside County Rabbit Breeders Association must comply with all California State Fire Codes. State Fire Marshal may require changes to event layout. If so, Riverside County Rabbit Breeders Association must execute changes within the specified time frame.

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Share Our Selves Corporation** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

December 5 - 8, 2025

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Share Our Selves Mobile Health Unit Storage

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$192.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits “A” “B” “C” “E” “F” “S” and “T” attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association’s Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter’s use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party’s control and which renders either party’s performance impossible, infeasible, or unsafe (“Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Share Our Selves Corporation
1550 Superior Avenue
Costa Mesa, CA 92627

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By:_____Date:_____
Title: Christy Ward, Chief Executive Officer

By:_____Date:_____
Title: Michele Capps, Chief Business Development Officer

EXHIBIT A

Event Information			
Event Name:	Share Our Selves Mobile Health Unit Storage	Contract No:	R-143-25
Contact Person:	Don Hoa	Phone:	(949) 270-2156
Event Date:	12/05/2025 - 12/08/2025	Hours:	12:00 AM - 11:59 PM Daily
Vehicle Parking Fee:	See Facility Rental Fees	Projected Attendance:	Storage Only

Facility Rental Fees				
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
Campground (Festival Field Grass) - Storage	12/05/2025 - 12/08/2025	1.00 EA	48.00 EA/DAY	192.00
Total:				192.00

Hosting of this event in the above specified space, Campground, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Monday - December 8, 2025 to avoid additional charges.

Summary	
Facility Rental Total	\$192.00
Grand Total:	\$192.00

Payment Schedule	
<u>Payment Schedule</u>	<u>Due</u> <u>Upon Signing</u>
First Payment	\$192.00
Total:	\$192.00

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

EXHIBIT A

Event Information

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Share Our Selves must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Share Our Selves. must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Share Our Selves must execute changes within the specified timeframe.

FORM F-31

AGREEMENT NO. **R-023-26 REVISED**

REVIEWED _____

DATE **December 9, 2025**

FAIRTIME

APPROVED _____

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Orange County Department of Education** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

February 25 - 27, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

OC Pathways Showcase

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$28,467.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted unless due the gross negligence or willful misconduct of the Association.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Orange County Department of Education
200 Kalmus Drive
Costa Mesa, CA 92626

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Julie Arias, Project Manager

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information			
Event Name:	OC Pathways Showcase	Contract No:	R-023-26 REVISED
Contact Person:	Julie Arias	Phone:	(714) 916-8628
Event Date:	02/26/2026	Hours:	4:00 PM - 7:00 PM

Admission Price:	Private Event		
Vehicle Parking Fee:	Parking Buyout (See Terms)	Projected Attendance:	500

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
Courtyard	02/25/2026 08:00 AM - 09:00 PM	Move In	550.00
Huntington Beach Building (#12)	02/25/2026 08:00 AM - 09:00 PM	Move In	1,950.00
¼ Main Mall	02/25/2026 08:00 AM - 09:00 PM	Move In	250.00
Santa Ana Pavilion (Parade of Products)	02/25/2026 08:00 AM - 09:00 PM	Move In	1,250.00
Thursday			
Courtyard	02/26/2026 04:00 PM - 07:00 PM	Event	1,100.00
Huntington Beach Building (#12)	02/26/2026 04:00 PM - 07:00 PM	Event	3,900.00
¼ Main Mall	02/26/2026 04:00 PM - 07:00 PM	Event	500.00
Santa Ana Pavilion (Parade of Products)	02/26/2026 04:00 PM - 07:00 PM	Event	2,500.00
Friday			
Courtyard	02/27/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Huntington Beach Building (#12)	02/27/2026 06:00 AM - 11:59 AM	Move Out	No Charge
¼ Main Mall	02/27/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Santa Ana Pavilion (Parade of Products)	02/27/2026 06:00 AM - 11:59 AM	Move Out	No Charge

Total: 12,000.00

Hosting of this event in the above specified spaces, Courtyard, Huntington Beach Building, Main Mall and Santa Ana Pavilion, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensure that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Friday - February 27, 2026 to avoid additional charges.

Estimated Equipment Fees					
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>	<u>Actual</u>
20 Amp Drop	TBD	TBD	EA	15.00 EA	TBD
Barricade (Plastic)	TBD	TBD	EA	15.00 EA	TBD
Chair (Individual)	TBD	TBD	EA	2.50 EA	TBD
Dumpster	Estimate 14	14.00	EA	20.00 EA	280.00
Electrical Splitter Box	Estimate 5	5.00	EA	55.00 EA	275.00
Electrical Usage Rate	Estimate Only	1.00	EA	675.00 EVT	675.00
Forklift	Estimate 2 Hours	2.00	HR	75.00 HR	150.00
Man Lift	Estimate 16 Hours	16.00	HR	75.00 HR	1,200.00
Portable Electronic Message Board	02/26/2026	2.00	EA	75.00 EA/DAY	150.00
Public Address System (Per Building)	TBD	TBD	EA	75.00 EA/DAY	TBD
Sweeper (In-House)	Estimate 8 Hours	8.00	HR	75.00 HR	600.00
WiFi Usage	Estimate Only	1.00	EA	2,125.00 EVT	2,125.00
Total:					5,455.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 6 Hours	6.00	HR	35.00	HR	210.00
Grounds Attendant	Estimate 12 Hours	12.00	HR	30.00	HR	360.00

EXHIBIT A

Event Information						
Janitorial Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Event Day						
Grounds Attendant Lead	02/26/2026 03:00PM - 08:00PM	1.00	EA	35.00	HR	175.00
Grounds Attendant	02/26/2026 03:00PM - 08:00PM	3.00	EA	30.00	HR	450.00
Janitorial Attendant	02/26/2026 03:00PM - 08:00PM	4.00	EA	30.00	HR	600.00
Electrician	02/26/2026 03:00PM - 08:00PM	1.00	EA	75.00	HR	375.00
Clean Up						
Grounds Attendant Lead	Estimate 6 Hours	6.00	HR	35.00	HR	210.00
Grounds Attendant	Estimate 12 Hours	12.00	HR	30.00	HR	360.00
Janitorial Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Event Sales & Services						
Event Coordinator	02/26/2026 03:00PM - 08:00PM	1.00	EA	57.50	HR	287.50
Parking						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
Safety & Security						
Security Attendant	02/26/2026 03:00PM - 07:30PM	4.00	EA	30.00	HR	540.00
*Security staffing requirements are subject to change at the discretion of the OCFEC Safety & Security Department.						
Technology						
Technology Attendant	TBD (Audio Configuration)	TBD	EA	100.00	EVT	TBD
Outside Services						
Emergency Medical Services	02/26/2026 03:30PM - 07:30PM	1.00	EA	35.00	HR	140.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
Total:						5,762.00
Summary						
Facility Rental Total						\$12,000.00
Estimated Equipment, Reimbursable Personnel and Services Total						\$11,217.00
Parking Buyout (Based upon 250 vehicles at \$15.00 per vehicle)						\$3,750.00
Refundable Deposit						\$1,500.00
Grand Total:						\$28,467.00
Payment Schedule						
Payment Schedule			Due Date		Amount	
First Payment - 25% Facility Fee			Upon Signing		\$3,000.00	
Second Payment			12/26/2025		\$12,733.50	
Third Payment			01/26/2026		\$12,733.50	
Total:						\$28,467.00

Please Remit Payment in *Check or Credit Card Only*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

EXHIBIT A

Event Information

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price increase.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

EXHIBIT A

Event Information

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Orange County Department of Education must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Orange County Department of Education must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Orange County Department of Education must execute changes within the specified timeframe.

FORM F-31

REVIEWED _____

APPROVED _____

AGREEMENT NO. **R-030-26 REVISED**

DATE **December 4, 2025**

FAIRTIME

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **Redo Market LLC dba Redo Market** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

March 19 - 21, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Redo Market

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$43,106.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

Redo Market LLC dba Redo Market
32932 Pacific Coast Highway, #450
Dana Point, CA 92629

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Randy Hild, Founder**

By: _____ Date: _____
Title: **James Canfield, Chief Executive Officer**

EXHIBIT A

Event Information

Event Name:	Redo Market	Contract No:	R-030-26 REVISED
Contact Person:	Randy Hild	Phone:	(949) 289-2920
Event Date:	03/20/2026 - 03/21/2026	Hours:	Friday: 4:00 PM - 9:00 PM Saturday: 9:00 AM - 4:00 PM
Admission Price:	TBD		
Vehicle Parking Fee:	\$15.00 General Parking (See Terms)	Projected Attendance:	6,500

Booking Function

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
The Hangar	03/19/2026 12:00 PM - 05:00 PM	Move In	2,050.00
Friday			
Anaheim Building (#16)	03/20/2026 06:00 AM - 04:00 PM	Move In	Included
Los Alamitos Building (#14)	03/20/2026 06:00 AM - 04:00 PM	Move In	Included
Anaheim Building (#16)	03/20/2026 04:00 PM - 09:00 PM	Event	2,800.00
Los Alamitos Building (#14)	03/20/2026 04:00 PM - 09:00 PM	Event	3,500.00
The Hangar	03/20/2026 04:00 PM - 09:00 PM	Event	4,100.00
Saturday			
Anaheim Building (#16)	03/21/2026 09:00 AM - 04:00 PM	Event	2,800.00
Los Alamitos Building (#14)	03/21/2026 09:00 AM - 04:00 PM	Event	3,500.00
The Hangar	03/21/2026 09:00 AM - 04:00 PM	Event	4,100.00

Total: 22,850.00

Hosting of this event in the above specified spaces, Anaheim Building, Los Alamitos Building and The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also insurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Saturday - March 21, 2026 to avoid additional charges.

Estimated Equipment Fees

<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
4-Channel Audio Mixer	Estimate 1	1.00 EA	35.00 EA	35.00
20 Amp Drop	TBD	TBD EA	25.00 EA	TBD
50 Amp Drop	TBD	TBD EA	70.00 EA	TBD
Barricade (Plastic)	TBD	TBD EA	15.00 EA	TBD
Chair (Individual)	Estimate 6	6.00 EA	2.50 EA	15.00
Dumpster	Estimate 10	10.00 EA	20.00 EA	200.00
Electrical Splitter Box	Estimate 1	1.00 EA	55.00 EA	55.00
Electrical Usage Rate	Estimate Only	1.00 EA	1,550.00 EVT	1,550.00
Folding Table (Rectangular)	Estimate 3	3.00 EA	15.00 EA	45.00
Forklift	Estimate 10 Hours	10.00 HR	75.00 HR	750.00
Hang Tag - 2 Day	Estimate 38	38.00 EA	14.00 EA	532.00
Man Lift	Estimate 4 Hours	4.00 HR	75.00 HR	300.00
Marquee Board	02/22/2026 - 03/21/2026	4.00 WK	Included	Included
Picnic Table (Rectangular & Round)	Estimate 20	20.00 EA	15.00 EA	300.00
Portable Electronic Message Board	03/20/2026 - 03/21/2026	2.00 EA	75.00 EA/DAY	300.00
Public Address System (Per Building)	03/20/2026 - 03/21/2026	3.00 EA	75.00 EA/DAY	450.00
Stanchion	Estimate 16	16.00 EA	5.00 EA	80.00
Sweeper (In-House)	Estimate 9 Hours	9.00 HR	75.00 HR	675.00
Ticket Booth (Double Window)	Estimate 1	1.00 EA	100.00 EA	100.00
Umbrella w/Stand	Estimate 30	30.00 EA	15.00 EA	450.00

Total: 5,837.00

Event Information

<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Janitorial Attendant	Estimate 20 Hours	20.00	HR	30.00	HR	600.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Event Day						
Grounds Attendant Lead	03/20/2026 03:00PM - 10:00PM	1.00	EA	35.00	HR	245.00
Grounds Attendant	03/20/2026 03:00PM - 10:00PM	4.00	EA	30.00	HR	840.00
Janitorial Attendant Lead	03/20/2026 03:00PM - 10:00PM	1.00	EA	35.00	HR	245.00
Janitorial Attendant	03/20/2026 03:00PM - 10:00PM	7.00	EA	30.00	HR	1,470.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Grounds Attendant Lead	03/21/2026 08:00AM - 05:00PM	1.00	EA	35.00	HR	315.00
Grounds Attendant	03/21/2026 08:00AM - 05:00PM	4.00	EA	30.00	HR	1,080.00
Janitorial Attendant Lead	03/21/2026 08:00AM - 05:00PM	1.00	EA	35.00	HR	315.00
Janitorial Attendant	03/21/2026 08:00AM - 05:00PM	7.00	EA	30.00	HR	1,890.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Clean Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 20 Hours	20.00	HR	30.00	HR	600.00
Janitorial Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
Electrician	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
<u>Event Sales & Services</u>						
Event Coordinator	03/20/2026 03:00PM - 10:00PM	1.00	EA	57.50	HR	402.50
Event Coordinator	03/21/2026 08:00AM - 05:00PM	1.00	EA	57.50	HR	517.50
Parking						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
<u>Safety & Security</u>						
Security Attendant Lead	03/20/2026 03:00PM - 09:30PM	1.00	EA	35.00	HR	227.50
Security Attendant	TBD	TBD	EA	30.00	HR	TBD
Security Attendant Lead	03/21/2026 08:00AM - 04:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	TBD	TBD	EA	30.00	HR	TBD
Technology						
Technology Attendant	Flat Fee (Audio Configuration)	1.00	EA	100.00	EVT	100.00
<u>Outside Services</u>						
Emergency Medical Services	03/20/2026 03:30PM - 09:30PM	2.00	EA	35.00	HR	420.00
Emergency Medical Services	03/21/2026 08:30AM - 04:30PM	2.00	EA	35.00	HR	560.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50

Total: 12,919.50

EXHIBIT A

Event Information

Summary

Facility Rental Total	\$22,850.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$18,756.50
Refundable Deposit	\$1,500.00
Grand Total:	\$43,106.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment - (25% Facility Fee)	<i>Upon Signing</i>	\$5,712.50
Second Payment	01/20/2026	\$18,697.00
Third Payment	02/19/2026	\$18,697.00
Total:		\$43,106.50

Please Remit Payment in *Check Only*

****ALL PAYMENTS ARE NON REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price increase.

EXHIBIT A

Event Information

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SECURITY

Renter agrees to provide adequate contract security services to enforce OCFEC Rules and Policies within the event. Contract security provider must be licensed as a California PPO Security Provider and provide a valid PPO number. All personnel deployed must carry a current CA BSIS Guard Card.

Security plan must be submitted to OCFEC Safety and Security by **February 19, 2026** for review and approval. With the exception of the Orange County Sheriffs, no armed security is allowed on site.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, Redo Market LLC dba Redo Market must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. Redo Market LLC dba Redo Market must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, Redo Market LLC dba Redo Market must execute changes within the specified timeframe.

REVIEWED _____

DATE **November 19, 2025**

FAIRTIME

INTERIM **XX**

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **American Board of Trial Advocates** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

January 15, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

ABOTA Car Show

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$9,992.00

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

American Board of Trial Advocates
2001 Bryan Street
Dallas, TX 75201

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By:_____Date:_____

Title: Jennifer H. Doan, 2025 ABOTA
National President

By:_____Date:_____

Title: Michele Capps, Chief Business Development
Officer

By:_____Date:_____

Title: Jill Webb, Secretary

EXHIBIT A

Event Information			
Event Name:	ABOTA Car Show	Contract No:	R-045-26 REVISED 2
Contact Person:	Whitney Zammit	Phone:	(469) 841-0925
Event Date:	01/15/2026	Hours:	12:30 PM - 3:30 PM

Admission Price:	Private Event		
Vehicle Parking Fee:	Parking Buyout (See Summary & Terms)	Projected Attendance:	250

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
Huntington Beach Building (#12)	01/15/2026 06:00 AM - 12:30 PM	Move In	Included
Huntington Beach Building (#12)	01/15/2026 12:30 PM - 03:30 PM	Event	3,900.00
Huntington Beach Building (#12)	01/15/2026 03:30 PM - 11:59 PM	Move Out	Included
Total:			3,900.00

Hosting of this event in the above specified space, Huntington Beach Building, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 PM Thursday - January 15, 2026 to avoid additional charges.

Estimated Equipment Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
50 Amp Drop	Estimate 1	1.00	EA	70.00	EA	70.00
Barricade (Plastic)	TBD	TBD	EA	15.00	EA	TBD
Dumpster	Estimate 4	4.00	EA	20.00	EA	80.00
Electrical Splitter Box	TBD	TBD	EA	55.00	EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	250.00	EVT	250.00
Forklift	Estimate 2 Hours	2.00	HR	75.00	HR	150.00
Picnic Table	Estimate 10	10.00	EA	15.00	EA	150.00
Portable Electronic Message Board	01/15/2026	2.00	EA	75.00	EA/DAY	150.00
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Sweeper (In-House)	Estimate 3 Hours	3.00	HR	75.00	HR	225.00
Total:						1,075.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 4 Hours	4.00	HR	35.00	HR	140.00
Grounds Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Janitorial Attendant	Estimate 4 Hours	4.00	HR	30.00	HR	120.00
Electrician	Estimate 1 Hour	1.00	HR	75.00	HR	75.00
Event Day						
Grounds Attendant Lead	01/15/2026 11:30AM - 04:30PM	1.00	EA	35.00	HR	175.00
Grounds Attendant	01/15/2026 11:30AM - 04:30PM	1.00	EA	30.00	HR	150.00
Janitorial Attendant	01/15/2026 11:30AM - 04:30PM	2.00	EA	30.00	HR	300.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Clean Up						
Grounds Attendant Lead	Estimate 4 Hours	4.00	HR	35.00	HR	140.00
Grounds Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Janitorial Attendant	Estimate 4 Hours	4.00	HR	30.00	HR	120.00
Electrician	Estimate 1 Hour	1.00	HR	75.00	HR	75.00

EXHIBIT A

Event Information

Event Sales & Services

Event Coordinator	01/15/2026 11:30AM - 04:30PM	1.00	EA	57.50	HR	287.50
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Parking

Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
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Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
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Safety & Security

Security Attendant Lead	TBD	TBD	EA	35.00	HR	TBD
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Security Attendant	01/15/2026 11:30AM - 04:00PM	2.00	EA	30.00	HR	270.00
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Outside Services

State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
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Total:	3,367.00
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Summary

Facility Rental Total	\$3,900.00
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Estimated Equipment, Reimbursable Personnel and Services Total	\$4,442.00
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Parking Buyout (<i>Based upon 2 vehicles at \$15.00 per vehicle and 4 buses at \$30.00 per bus</i>)	\$150.00
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Refundable Deposit	\$1,500.00
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Grand Total:	\$9,992.00
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Payment Schedule

Payment Schedule

First Payment	<u>Due Date</u>	<u>Amount</u>
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Second Payment	Upon Signing	\$4,996.00
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	12/15/2025	\$4,996.00
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Total:	\$9,992.00
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Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

EXHIBIT A

Event Information

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price change.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** **Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, American Board of Trial Advocates must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. American Board of Trial Advocates must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, American Board of Trial Advocates must execute changes within the specified timeframe.

FORM F-31

AGREEMENT NO. **R-046-26 REVISED**

REVIEWED _____

DATE **December 9, 2025**

FAIRTIME

APPROVED _____

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **IBJJF dba International BJJ Inc.** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

February 25 - March 2, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

IBJJF

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$39,719.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

IBJJF dba International BJJ Inc.
17256 Red Hill Avenue
Irvine, CA 92614

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Destiny Ortega, Event Coordinator**

By: _____ Date: _____
Title: **James Canfield, Chief Executive Officer**

EXHIBIT A

Event Information

Event Name:	IBJJF	Contract No:	R-046-26 REVISED
Contact Person:	Destiny Ortega	Phone:	(949) 391-9746
Event Date:	02/26/2026; 02/28/2026 - 03/01/2026	Hours:	Private Event Thursday: 4:00 PM - 11:00 PM Saturday & Sunday: 8:00 AM - 7:00 PM
Admission Price:	Free for spectators; Participants must preregister		
Vehicle Parking Fee:	\$15.00 General Parking (See Terms)	Projected Attendance:	700

Facility Rental Fees

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
The Hangar	02/25/2026 07:00 AM - 11:00 PM	Move In	2,050.00
Thursday			
The Hangar	02/26/2026 04:00 PM - 11:00 PM	Event	4,100.00
Friday			
The Hangar	02/27/2026 07:00 AM - 11:00 PM	Move In	2,050.00
Saturday			
The Hangar	02/28/2026 08:00 AM - 07:00 PM	Event	4,100.00
Sunday			
The Hangar	03/01/2026 08:00 AM - 07:00 PM	Event	4,100.00
Monday			
The Hangar	03/02/2026 07:00 AM - 11:59 AM	Move Out	No Charge

Total: 16,400.00

Hosting of this event in the above specified space, The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - March 2, 2026 to avoid additional charges.

Estimated Equipment Fees

<u>Description</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
100 Amp Drop	TBD	TBD EA	70.00 EA	TBD
Barricade (Plastic)	TBD	TBD EA	15.00 EA	TBD
Bleachers (50 Seat Section)	Estimate 2	2.00 EA	150.00 EA	300.00
Bleacher (75 Seat Section)	Estimate 4	4.00 EA	200.00 EA	800.00
Chair (Individual)	TBD	TBD EA	2.50 EA	TBD
Dumpster	Estimate 10	10.00 EA	20.00 EA	200.00
Electrical Splitter Box	TBD	TBD EA	55.00 EA	TBD
Electrical Usage Rate	Estimate Only	1.00 EA	900.00 EVT	900.00
Forklift	Estimate 3 Hours	3.00 HR	75.00 HR	225.00
Man Lift	TBD	TBD HR	75.00 HR	TBD
Marquee Board	02/23/2026 - 03/01/2026	1.00 WK	Included	Included
Portable Electronic Message Board	02/26/2026; 02/28/2026 - 03/01/2026	2.00 EA	75.00 EA/DAY	450.00
Projector (12,000 Lumens)	TBD	TBD EA	3,000.00 EA/DAY	TBD
Projector Screen in Hangar	TBD	TBD EA	300.00 EA/DAY	TBD
Public Address System (Per Building)	TBD	TBD EA	75.00 EA/DAY	TBD
Sweeper (In-House)	Estimate 3 Hours	3.00 HR	75.00 HR	225.00

Total: 3,100.00

EXHIBIT A

Event Information						
Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 6 Hours	6.00	HR	35.00	HR	210.00
Grounds Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Janitorial Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
Electrician	TBD	TBD	HR	75.00	HR	TBD
Event Day						
Grounds Attendant Lead	02/26/2026 03:00PM - 12:00AM	1.00	EA	35.00	HR	315.00
Grounds Attendant	02/26/2026 03:00PM - 12:00AM	2.00	EA	30.00	HR	540.00
Janitorial Attendant	02/26/2026 03:00PM - 12:00AM	2.00	EA	30.00	HR	540.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Grounds Attendant Lead	02/28/2026 07:00AM - 08:00PM	1.00	EA	35.00	HR	455.00
Grounds Attendant	02/28/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Janitorial Attendant	02/28/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Grounds Attendant Lead	03/01/2026 07:00AM - 08:00PM	1.00	EA	35.00	HR	455.00
Grounds Attendant	03/01/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Janitorial Attendant	03/01/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Clean Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Janitorial Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Electrician	TBD	TBD	HR	75.00	HR	TBD
<u>Event Sales & Services</u>						
Event Coordinator	02/26/2026 03:00PM - 12:00AM	1.00	EA	57.50	HR	517.50
Event Coordinator	02/28/2026 07:00AM - 08:00PM	1.00	EA	57.50	HR	747.50
Event Coordinator	03/01/2026 07:00AM - 08:00PM	1.00	EA	57.50	HR	747.50
<u>Parking</u>						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
<u>Safety & Security</u>						
Security Attendant Lead	02/26/2026 03:00PM - 11:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	02/26/2026 03:00PM - 11:30PM	5.00	EA	30.00	HR	1,275.00
Security Attendant Lead	02/28/2026 07:00AM - 07:30PM	1.00	EA	35.00	HR	437.50
Security Attendant	02/28/2026 07:00AM - 07:30PM	5.00	EA	30.00	HR	1,875.00
Security Attendant Lead	03/01/2026 07:00AM - 07:30PM	1.00	EA	35.00	HR	437.50
Security Attendant	03/01/2026 07:00AM - 07:30PM	5.00	EA	30.00	HR	1,875.00
<u>Technology</u>						
Technology Attendant	TBD (Audio Configuration)	TBD	EA	100.00	EVT	TBD

EXHIBIT A

Event Information

Outside Services

Emergency Medical Services	02/26/2026 03:30PM - 11:30PM	2.00	EA	35.00	HR	560.00
Emergency Medical Services	02/28/2026 07:30AM - 07:30PM	2.00	EA	35.00	HR	840.00
Emergency Medical Services	03/01/2026 07:30AM - 07:30PM	2.00	EA	35.00	HR	840.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
Total:						18,719.50

Summary

Facility Rental Total	\$16,400.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$21,819.50
Refundable Deposit	\$1,500.00
Grand Total:	\$39,719.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$4,100.00
Second Payment	12/29/2025	\$17,809.75
Third Payment	01/27/2026	\$17,809.75
Total:		\$39,719.50

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AMBULANCE & ADVANCED LIFE SUPPORT PERSONNEL

Boxing, CrossFit, Motorsports, MMA, Rodeos, Wrestling or other events containing high-risk participation activities are required to have an Ambulance and/or Advanced Life Support/Paramedic (ALS) personnel on-site throughout event duration as determined by OCFEC management.

Additional personnel, either BLS (Basic Life Support - EMT) or ALS (Advanced Life Support/Paramedic) as well as additional equipment such as Ambulance, 1st Aid Station or transport cart may be required for spectators/guests as determined by OCFEC management.

EXHIBIT A

Event Information

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EXHIBIT A

Event Information

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. IBJJF dba International BJJ Inc. must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, IBJJF dba International BJJ Inc. must execute changes within the specified timeframe.

FORM F-31

AGREEMENT NO. **R-046-26 REVISED 2**

REVIEWED _____

DATE

January 14, 2026

FAIRTIME

INTERIM

XX

APPROVED _____

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **IBJJF dba International BJJ Inc.** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

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February 25 - March 2, 2026

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See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

IBJJF

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:

\$39,719.50

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8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then either party may cancel this agreement and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter shall defend, indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself/herself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

IBJJF dba International BJJ Inc.
17256 Red Hill Avenue
Irvine, CA 92614

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By _____ Date: _____
Title: Destiny Ortega, Event Coordinator

By _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information

Event Name:	IBJJF	Contract No:	R-046-26 REVISED 2
Contact Person:	Destiny Ortega	Phone:	(949) 391-9746
Event Date:	02/26/2026; 02/28/2026 - 03/01/2026	Hours:	Private Event Thursday: 4:00 PM - 11:00 PM Saturday & Sunday: 8:00 AM - 7:00 PM

Admission Price:	Free for spectators; Participants must preregister		
Vehicle Parking Fee:	\$15.00 General Parking (See Terms)	Projected Attendance:	700

Facility Rental Fees

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Wednesday			
The Hangar	02/25/2026 07:00 AM - 11:00 PM	Move In	2,050.00
Thursday			
The Hangar	02/26/2026 04:00 PM - 11:00 PM	Event	4,100.00
Friday			
The Hangar	02/27/2026 07:00 AM - 11:00 PM	Move In	2,050.00
Saturday			
The Hangar	02/28/2026 08:00 AM - 07:00 PM	Event	4,100.00
Sunday			
The Hangar	03/01/2026 08:00 AM - 07:00 PM	Event	4,100.00
Monday			
The Hangar	03/02/2026 07:00 AM - 11:59 AM	Move Out	No Charge

Total: 16,400.00

Hosting of this event in the above specified space, The Hangar, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Monday - March 2, 2026 to avoid additional charges.

Estimated Equipment Fees

<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
100 Amp Drop	TBD	TBD	EA	70.00	EA	TBD
Barricade (Plastic)	TBD	TBD	EA	15.00	EA	TBD
Bleachers (50 Seat Section)	Estimate 2	2.00	EA	150.00	EA	300.00
Bleacher (75 Seat Section)	Estimate 4	4.00	EA	200.00	EA	800.00
Chair (Individual)	TBD	TBD	EA	2.50	EA	TBD
Dumpster	Estimate 10	10.00	EA	20.00	EA	200.00
Electrical Splitter Box	TBD	TBD	EA	55.00	EA	TBD
Electrical Usage Rate	Estimate Only	1.00	EA	900.00	EVT	900.00
Forklift	Estimate 3 Hours	3.00	HR	75.00	HR	225.00
Man Lift	TBD	TBD	HR	75.00	HR	TBD
Marquee Board	02/23/2026 - 03/01/2026	1.00	WK	Included		Included
Portable Electronic Message Board	02/26/2026; 02/28/2026 - 03/01/2026	2.00	EA	75.00	EA/DAY	450.00
Projector (12,000 Lumens)	TBD	TBD	EA	3,000.00	EA/DAY	TBD
Projector Screen in Hangar	TBD	TBD	EA	300.00	EA/DAY	TBD
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Sweeper (In-House)	Estimate 3 Hours	3.00	HR	75.00	HR	225.00

Total: 3,100.00

EXHIBIT A

Event Information						
Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 6 Hours	6.00	HR	35.00	HR	210.00
Grounds Attendant	Estimate 10 Hours	10.00	HR	30.00	HR	300.00
Janitorial Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
Electrician	TBD	TBD	HR	75.00	HR	TBD
Event Day						
Grounds Attendant Lead	02/26/2026 03:00PM - 12:00AM	1.00	EA	35.00	HR	315.00
Grounds Attendant	02/26/2026 03:00PM - 12:00AM	2.00	EA	30.00	HR	540.00
Janitorial Attendant	02/26/2026 03:00PM - 12:00AM	2.00	EA	30.00	HR	540.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Grounds Attendant Lead	02/28/2026 07:00AM - 08:00PM	1.00	EA	35.00	HR	455.00
Grounds Attendant	02/28/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Janitorial Attendant	02/28/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Grounds Attendant Lead	03/01/2026 07:00AM - 08:00PM	1.00	EA	35.00	HR	455.00
Grounds Attendant	03/01/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Janitorial Attendant	03/01/2026 07:00AM - 08:00PM	2.00	EA	30.00	HR	780.00
Electrician	TBD	TBD	EA	75.00	HR	TBD
Clean Up						
Grounds Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Grounds Attendant	Estimate 8 Hours	8.00	HR	30.00	HR	240.00
Janitorial Attendant	Estimate 6 Hours	6.00	HR	30.00	HR	180.00
Electrician	TBD	TBD	HR	75.00	HR	TBD
<u>Event Sales & Services</u>						
Event Coordinator	02/26/2026 03:00PM - 12:00AM	1.00	EA	57.50	HR	517.50
Event Coordinator	02/28/2026 07:00AM - 08:00PM	1.00	EA	57.50	HR	747.50
Event Coordinator	03/01/2026 07:00AM - 08:00PM	1.00	EA	57.50	HR	747.50
<u>Parking</u>						
Parking Attendant Lead	Estimate 8 Hours	8.00	HR	35.00	HR	280.00
Parking Attendant	Estimate 16 Hours	16.00	HR	30.00	HR	480.00
<u>Safety & Security</u>						
Security Attendant Lead	02/26/2026 03:00PM - 11:30PM	1.00	EA	35.00	HR	297.50
Security Attendant	02/26/2026 03:00PM - 11:30PM	5.00	EA	30.00	HR	1,275.00
Security Attendant Lead	02/28/2026 07:00AM - 07:30PM	1.00	EA	35.00	HR	437.50
Security Attendant	02/28/2026 07:00AM - 07:30PM	5.00	EA	30.00	HR	1,875.00
Security Attendant Lead	03/01/2026 07:00AM - 07:30PM	1.00	EA	35.00	HR	437.50
Security Attendant	03/01/2026 07:00AM - 07:30PM	5.00	EA	30.00	HR	1,875.00
<u>Technology</u>						
Technology Attendant	TBD (Audio Configuration)	TBD	EA	100.00	EVT	TBD

EXHIBIT A

Event Information

Outside Services

Emergency Medical Services	02/26/2026 03:30PM - 11:30PM	2.00	EA	35.00	HR	560.00
Emergency Medical Services	02/28/2026 07:30AM - 07:30PM	2.00	EA	35.00	HR	840.00
Emergency Medical Services	03/01/2026 07:30AM - 07:30PM	2.00	EA	35.00	HR	840.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	1.50	HR	263.00	HR	394.50
Total:						18,719.50

Summary

Facility Rental Total	\$16,400.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$21,819.50
Refundable Deposit	\$1,500.00
Grand Total:	\$39,719.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$4,100.00
Second Payment	12/29/2025	\$17,809.75
Third Payment	01/27/2026	\$17,809.75
Total:		\$39,719.50

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

AMBULANCE & ADVANCED LIFE SUPPORT PERSONNEL

Boxing, CrossFit, Motorsports, MMA, Rodeos, Wrestling or other events containing high-risk participation activities are required to have an Ambulance and/or Advanced Life Support/Paramedic (ALS) personnel on-site throughout event duration as determined by OCFEC management.

Additional personnel, either BLS (Basic Life Support - EMT) or ALS (Advanced Life Support/Paramedic) as well as additional equipment such as Ambulance, 1st Aid Station or transport cart may be required for spectators/guests as determined by OCFEC management.

EXHIBIT A

Event Information

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PARKING FEE

2026 Parking Fee is pending and subject to price change.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms).** Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, **IBJJF dba International BJJ Inc. must comply with request.**

EXHIBIT A

Event Information

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. IBJJF dba International BJJ Inc. must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, IBJJF dba International BJJ Inc. must execute changes within the specified timeframe.

REVIEWED _____

DATE **December 18, 2025**

FAIRTIME

APPROVED _____

INTERIM **XX**

RENTAL AGREEMENT

THIS RENTAL AGREEMENT hereinafter, called the Agreement by and between the **32nd District Agricultural Association dba OC Fair & Event Center**, hereinafter called the Association, and **FuelFest** hereinafter, called the Renter. Association and Renter may be collectively referred to as the Parties.

WITNESSETH:

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Association Premises: from

June 11 - 14, 2026

2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purpose hereinafter set forth, subject to the terms and conditions of this Agreement:

See Exhibit A

3. Renter shall guarantee the payment of any damage to Association property, removal of all property and the leaving of the Premises in the same condition in which Renter took possession.
4. The purpose of occupancy shall be limited to, and shall be for no other purpose or purposes whatsoever:

Fuel Fest

5. Renter agrees to pay to Association for the rights and privileges hereby granted, the amounts and in the manner set forth below for the rights, privileges, services, and equipment as set forth in Exhibit A:

\$78,226.50

6. The Association may retain from the deposit any amount necessary to remedy Renter defaults in the payment of rent, repair of damage to the Premises caused by Renter, or to clean the Premises upon Renter move-out if not left in the same condition in which Renter took possession. The deposit amount or balance, if any, and an itemized list of any deductions shall be returned to Renter no later than thirty (30) days.
7. Renter shall abide by the additional terms and conditions indicated in the following Exhibits "A" "B" "C" "E" "F" "I" "S" and "T" attached to this Agreement and incorporated by these references.
8. Renter acknowledges that the Association's Fairgrounds may be required at any time, with limited advance notice, for the purpose of responding to an emergency declared by local, state, and/or federal government. Association shall not be liable for any interference of Renter's use or possession of the Premises or loss to or expenses incurred by the Renter or its subcontractors or patrons that may result from such emergency use of the Premises.
9. If as a result of any Act of God, war, epidemic, accident, fire, violent weather or weather related disaster, strike, lock-out, or other labor controversy, riot, civil disturbance, act of Public enemy, law enactment, rule, restraint, order, or act of any governmental instrumentality or military authority, failure of technical facilities, failure, delay or reduction in transportation services, fire, explosion, or other cause not reasonably within either Party's control and which renders either party's performance impossible, infeasible, or unsafe ("Force

Majeure Event”), then both parties may work together to reschedule to mutually agreed upon date and neither party shall have any further liabilities and/or obligations in connection with this agreement.

10. Association shall have the right to audit and monitor any and all sales as well as access to the Premises.
11. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees, and the Association’s sales agency of record (currently Moor + South/Pier Management, Co., LP, a Delaware Limited Partnership dba Tandem) from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers’ Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
12. Renter further agrees to not sell, exchange or barter, or permit his employees to sell, exchange or barter, any licenses or permits issued to Renter or its employees.
13. It is mutually understood and agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise transferred without the written consent of Association. Subleasing of the Premises is prohibited.
14. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the Parties hereto, and that no oral understanding or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the Parties hereto, shall be binding upon any of the Parties hereto.
15. The Rules and Regulations printed on the next page are made a part of this Agreement as though fully incorporated herein, and Renter agrees that he has read this Agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the Parties hereto.
16. In the event Renter fails to comply in any respect with the terms of this Agreement and its Exhibits referred to herein, all payments under this Agreement shall be deemed earned and non-refundable by Association, and Association shall have the right to occupy the Premises in any manner deemed for the best interest of Association.
17. Special Provisions: **The Event Sales & Services Policies & Procedures Handbook does hereby become a part of this Agreement by reference and is on file with the Association. By signing the Agreement, Renter acknowledges that they have read the Event Sales & Services Policies & Procedures Handbook and agrees to abide by said Policies and Procedures.**
18. This Agreement is not binding upon Association until it has been signed by its authorized representative.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date shown below. The signatories represent and warrant that they were duly authorized by their respective governing bodies to execute this Agreement and the Parties hereby agree to all the terms and conditions set forth in this Agreement.

FuelFest
459 N Gilbert Road, Suite C-110
Gilbert, AZ 85234

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Randal Smothers, Global Marketing & Operations Director

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer

EXHIBIT A

Event Information			
Event Name:	Fuel Fest	Contract No:	R-058-26 REVISED
Contact Person:	Randal Smothers	Phone:	(760) 238-8885
Event Date:	06/13/2026	Hours:	1:00 PM - 9:00 PM

Admission Price:	\$35.00		
Vehicle Parking Fee:	\$15.00 General Parking	Projected Attendance:	15,000

Facility Rental Fees			
<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Activity</u>	<u>Actual</u>
Thursday			
Anaheim Building (#16)	06/11/2026 08:00 AM - 10:00 PM	Chalking	700.00
Los Alamitos Building (#14)	06/11/2026 08:00 AM - 10:00 PM	Chalking	875.00
½ Main Mall	06/11/2026 08:00 AM - 10:00 PM	Chalking	250.00
OC Promenade (Span)	06/11/2026 08:00 AM - 10:00 PM	Chalking	700.00
Parking Lot G	06/11/2026 08:00 AM - 10:00 PM	Chalking	575.00
Parking Lot I	06/11/2026 08:00 AM - 10:00 PM	Chalking	575.00
Friday			
Anaheim Building (#16)	06/12/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Los Alamitos Building (#14)	06/12/2026 08:00 AM - 10:00 PM	Move In	1,750.00
½ Main Mall	06/12/2026 08:00 AM - 10:00 PM	Move In	500.00
OC Promenade (Span)	06/12/2026 08:00 AM - 10:00 PM	Move In	1,400.00
Parking Lot G	06/12/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Parking Lot I	06/12/2026 08:00 AM - 10:00 PM	Move In	1,150.00
Saturday			
Anaheim Building (#16)	06/13/2026 01:00 PM - 09:00 PM	Event	2,800.00
Los Alamitos Building (#14)	06/13/2026 01:00 PM - 09:00 PM	Event	3,500.00
½ Main Mall	06/13/2026 01:00 PM - 09:00 PM	Event	1,000.00
OC Promenade (Span)	06/13/2026 01:00 PM - 09:00 PM	Event	2,800.00
Parking Lot G	06/13/2026 01:00 PM - 09:00 PM	Event	2,300.00
Parking Lot I	06/13/2026 01:00 PM - 09:00 PM	Event	2,300.00
Sunday			
Anaheim Building (#16)	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Los Alamitos Building (#14)	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
½ Main Mall	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
OC Promenade (Span)	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Parking Lot I	06/14/2026 06:00 AM - 11:59 AM	Move Out	No Charge
Parking Lot G	06/14/2026 08:00 AM - 11:59 AM	Move Out	No Charge

Total: 25,725.00

Hosting of this event in the above specified spaces, Anaheim Building, Los Alamitos Building, Main Mall, OC Promenade, Parking Lot I and Parking Lot G, is contingent upon approval and receipt of all appropriate permits from the Orange County Health Care Agency, CA Fire Marshal and any other applicable entities/agencies, and also ensurance that all elements of the event are operating within all parameters set forth by these agencies as well as in compliance with all applicable laws.

Move out must be completed by 11:59 AM Sunday - June 14, 2026 to avoid additional charges.

Estimated Equipment Fees					
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>	<u>Actual</u>
20 Amp Drop	TBD	TBD	EA	25.00 EA	TBD
50 Amp Drop	TBD	TBD	EA	70.00 EA	TBD
100 Amp Drop	TBD	TBD	EA	180.00 EA	TBD
200 Amp Drop	TBD	TBD	EA	360.00 EA	TBD
40 Yard Dumpster	Estimate 2	2.00	EA	241.00 EA	482.00

EXHIBIT A

Event Information						
Barricade (Metal)	TBD	TBD	EA	15.00	EA	TBD
Bleachers (50 Seat Section)	TBD	TBD	EA	125.00	EA	TBD
Bleacher (100 Seat Section)	TBD	TBD	EA	250.00	EA	TBD
Cable Ramp	Estimate 15	15.00	EA	15.00	EA	225.00
Chair (Individual)	TBD	TBD	EA	2.50	EA	TBD
Electrical Splitter Box	Estimate 15	15.00	EA	55.00	EA	825.00
Electrical Usage Rate	Estimate Only	1.00	EA	1,950.00	EVT	1,950.00
EVOLV - Weapon Detection System	06/13/2026	1.00	EA	800.00	EA/DAY	800.00
Forklift	Estimate 12 Hours	12.00	HR	75.00	HR	900.00
Forklift (40 Yard Dumpster)	Estimate 8 Hours	8.00	HR	75.00	HR	600.00
Man Lift	Estimate 8 Hours	8.00	HR	75.00	HR	600.00
Picnic Table (Rectangular & Round)	TBD	TBD	EA	15.00	EA	TBD
Portable Electronic Message Board	06/13/2026	2.00	EA	75.00	EA/DAY	150.00
Public Address System (Per Building)	TBD	TBD	EA	75.00	EA/DAY	TBD
Stanchion	TBD	TBD	EA	5.00	EA	TBD
Sweeper (In-House)	Estimate 12 Hours	12.00	HR	75.00	HR	900.00
Ticket Booth (Double Window)	Estimate 1	1.00	EA	100.00	EA	100.00
Tonnage Weight (40 Yard Dumpster)	Estimate 4 Tons	4.00	TON	83.00	TON	332.00
Total:						7,864.00

Reimbursable Personnel and Services Fees						
<u>Description</u>	<u>Date-Time</u>	<u>Units</u>		<u>Rate</u>		<u>Actual</u>
<u>Event Operations</u>						
Set Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00
Janitorial Attendant	Estimate 40 Hours	40.00	HR	30.00	HR	1,200.00
Electrician	Estimate 16 Hours	16.00	HR	75.00	HR	1,200.00
Event Day						
Grounds Attendant Lead	06/13/2026 12:00PM - 10:00PM	1.00	EA	35.00	HR	350.00
Grounds Attendant	06/13/2026 12:00PM - 10:00PM	6.00	EA	30.00	HR	1,800.00
Janitorial Attendant Lead	06/13/2026 12:00PM - 10:00PM	1.00	EA	35.00	HR	350.00
Janitorial Attendant	06/13/2026 12:00PM - 10:00PM	14.00	EA	30.00	HR	4,200.00
Electrician	06/13/2026 12:00PM - 10:00PM	1.00	EA	75.00	HR	750.00
Clean Up						
Grounds Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Grounds Attendant	Estimate 42 Hours	42.00	HR	30.00	HR	1,260.00
Janitorial Attendant	Estimate 24 Hours	24.00	HR	30.00	HR	720.00
Electrician	Estimate 12 Hours	12.00	HR	75.00	HR	900.00
<u>Event Sales & Services</u>						
Event Coordinator	06/13/2026 12:00PM - 10:00PM	1.00	EA	57.50	HR	575.00
Parking						
Parking Attendant Lead	Estimate 16 Hours	16.00	HR	35.00	HR	560.00
Parking Attendant	Estimate 32 Hours	32.00	HR	30.00	HR	960.00
<u>Safety & Security</u>						
Security Attendant - Overnight	06/11/2026 10:00PM - 09:00AM	1.00	EA	30.00	HR	330.00
Security Attendant - Overnight	06/12/2026 10:00PM - 09:00AM	1.00	EA	30.00	HR	330.00

EXHIBIT A

Event Information						
Security Attendant Lead	06/13/2026 12:00PM - 09:30PM	1.00	EA	35.00	HR	332.50
Security Attendant - EVOLV	06/13/2026 01:00PM - 09:00PM	8.00	EA	30.00	HR	1,920.00
Security Attendant	06/13/2026 12:00PM - 09:30PM	20.00	EA	30.00	HR	5,700.00

**Security staffing requirements are subject to change at the discretion of the OCFEC Safety & Security Department.*

Technology

Technology Attendant	TBD (Audio Configuration)	TBD	EA	100.00	EVT	TBD
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Outside Services

Emergency Medical Services	06/13/2026 12:30PM - 09:30PM	4.00	EA	35.00	HR	1,260.00
Orange County Sheriff Services	Estimate Only	1.00	EA	9,500.00	EVT	9,500.00
Sound Monitor	06/13/2026	1.00	EA	845.00	EA/DAY	845.00
State Fire Marshal	Estimate Only (Plan Review and/or Site Inspection)	5.00	HR	263.00	HR	1,315.00
Trash Collection & Sweeping Services	Estimate Only	1.00	EA	1,200.00	EVT	1,200.00

Total: 39,637.50

Summary

Facility Rental Total	\$25,725.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$47,501.50
Refundable Deposit	\$5,000.00

Grand Total: \$78,226.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment (25% Facility Fee)	<i>Upon Signing</i>	\$6,431.25
Second Payment	01/12/2026	\$23,931.75
Third Payment	03/11/2026	\$23,931.75
Fourth Payment	05/11/2026	\$23,931.75
Total:		\$78,226.50

Please Remit Payment by *Check or Credit Card Only (Convenience Fee may apply)*

Any check payments received less than thirty (30) days prior to move-in must be a certified or cashier's check.

****ALL PAYMENTS ARE NON-REFUNDABLE****

The OC Fair & Event Center is excited to announce that implementation of a 10 year master plan for the fairgrounds property and its facilities is in progress. Implementation of the Master Plan may require construction to take place simultaneously during your event. It is strongly recommended to stay in regular contact with your event coordinator throughout the entire planning process of your event to ensure you are aware of the details of these construction projects and how they may affect your event.

ADDITIONAL EQUIPMENT, PERSONNEL AND/OR SERVICES

It is mutually understood that any additions to this agreement shall be achieved through either a signed amendment or service order. The OCFEC will make every effort to contain the need to add services and equipment placement. It is agreed, however, that safety and security additions deemed necessary, as determined by OCFEC management for purpose of protecting all persons on OCFEC property, are not negotiable and will not be compromised.

EXHIBIT A

Event Information

ASPHALT REPAIRS

Renter is responsible for any damages that occur in Parking Lot I and Parking Lot G. All asphalt repair work must be reviewed and approved by OCFEC Maintenance Department to ensure all parking lots have been restored back to their original conditions. Repairs must be completed prior to load in of the 2026 OC Fair, **Monday - June 22, 2026**.

CANNABIS EVENTS

OC Fair & Event Center (OCFEC) does not currently book any cannabis-related events. This policy also extends to existing events at OCFEC. OCFEC does not permit vendors, booths, exhibits, displays, signage, etc from cannabis dispensaries or third-parties that sell cannabis-related products as part of any event. Event sponsors, vendors and/or exhibitors may not distribute, sell or promote cannabis products or drug paraphernalia during any event at OCFEC.

CANOPIES / TENTS

Canopies and tents are not permitted inside OCFEC buildings or breezeways per the State Fire Marshal. All outdoor canopies and tents must be secured properly via weights or staked into the ground. OCFEC must approve all staking locations prior to set up.

COVID GUIDELINES

Renter agrees to abide by COVID related health directives, if any, in place during the event.

DRONES

OCFEC prohibits the use of all remotely controlled devices such as aircraft, cars, etc.

No remotely controlled aircraft or ground vehicle devices are authorized to operate on, above or below OCFEC property at any time without the express written consent of the OCFEC and/or the proper law enforcement authority. This procedure includes, but is not limited to unmanned aircraft systems, radio controlled model aircraft, other devices that can be operated in airspace and remotely controlled cars/ground vehicles.

Possession or operation of such remotely controlled aircraft or ground vehicle devices without prior written consent will result in the confiscation of all related materials, removal from OCFEC property, and/or a response from applicable law enforcement authority.

EVENT PROGRAM POLICIES AND PROCEDURES

As specified on page 1 of this Rental Agreement, the Event Sales & Services Policies & Procedures Handbook is a part of this Agreement, and Renter agrees to abide by said Policies and Procedures. The handbook is located on the OC Fair & Event Center website, and can also be accessed at <https://ocfair.com/wp-content/uploads/2018/10/PoliciesProceduresBooklet2018v2.pdf>

INFLATABLE AMUSEMENTS AND ATTRACTIONS

For purpose of public/user safety, the OC Fair & Event Center requires that all event promoters and show producers incorporating inflatable attractions including, but not limited to, amusements such as bounce houses, obstacle courses or log slides into their event, must adhere to all manufacturer specifications and OSHA/DOSH guidelines as well as all other applicable state and local regulation when setting up and operating respective planned attraction. See Exhibit I for full terms regarding safety measure requirements.

GLASS

Glass bottles are not permitted on OCFEC property. All beverages in glass containers must be poured into disposable cups. Please contact your OCFEC Event Coordinator for details.

OAK VIEW GROUP dba OVG HOSPITALITY

All food and beverage service must be discussed with and approved by OVG Hospitality, the OCFEC Master Concessionaire.

PEPSI BEVERAGES

The OCFEC is a Pepsi only facility. All canned or bottled beverages offered for sale must be approved **PEPSI** products. No glass bottles permitted. **All beverages in glass containers must be poured into disposable cups.**

EXHIBIT A

Event Information

RECYCLING / SB 1383

SB 1383 is a California statute commonly known as the Short-Lived Climate Pollutants: Organic Waste Reductions Law. The statute requires food generator entities including, but not limited to, large venues, large events, county fairgrounds and state agencies to recycle their organic waste including, but not limited to, food and green material waste, paper products, biosolids and digestate and in some cases, to donate edible food. SB 1383 recovery requirements include a 75% reduction in landfilled organic waste and a 20% increase in recovery of currently disposed edible food by 2025. The OC Fair & Event Center is already actively engaged and fully committed to meeting SB 1383 guidelines by way of in-house recycling initiatives and measures, but is also critically dependent upon compliance of all year round show promoters/producers while on property during their event. It is of utmost importance that all operators adhere to direction provided by OCFEC staff.

RENTER AGREES

That parking lot usage will be conducted in a safe manner, with consideration of other activities taking place at the Event Center. To ensure safety within and around your event, the District (OCFEC) may, at the expense of Renter, construct a barrier around the perimeter of the driving portion of the event. Renter will be responsible for all further necessary precautions in and around the event.

RIGGING

All rigging plans must be submitted to OCFEC for review and approval. Rigging approval is subject to facility engineering capacity/integrity. Approval is not guaranteed. State Engineering Stamp is required for all rigging plans.

SOUND ORDINANCE

Per City Ordinance, loud noise is not allowed during move in and move out between the hours of 9:00 PM to 8:00 AM. Please refer to Exhibit E. Sound Monitor/Engineer must be on site for sound check and all music performances. **All outside (on grounds) amplified music/sound must end by 10:00 PM on Friday and Saturday, and by 9:00 PM Sunday through Thursday unless otherwise approved in writing by OCFEC.** Bull horns or similar devices are not allowed. Vendors are prohibited from playing any sound systems (radios, public address systems, portable speakers, etc) that create amplified sound. Any proposed outdoor music/sound producing entertainment (i.e. - DJ, stage performance, etc) must be discussed with and approved by OCFEC Sound Engineer prior to the event. **Installation of suitable barriers is also required by OCFEC as a sound mitigation measure (see above sound mitigation terms). Should the Sound Engineer/Sound Monitor or Event Coordinator request that the volume of music, sound or noise be lowered or turned off, FuelFest must comply with request.**

STATE FIRE MARSHAL

Event footprint capacity will be determined by State Fire Marshal. FuelFest must comply with all California State Fire Codes. If State Fire Marshal requires changes to event layout, FuelFest must execute changes within the specified timeframe.

TEMPORARY STRUCTURES

Per State Fire Marshal, the company providing temporary structures such as stages, bleachers, cargo containers, etc must provide a letter stating that temporary structures have been installed and set up per manufacturer's specifications.



R_____

A_____

**AMENDMENT TO BUTLER AMUSEMENTS CAMPING
(NOVEMBER 2025 - JANUARY 2026)**

DATE: January 8, 2026

RENTAL AGREEMENT: R-135-25

AMENDMENT #1

Except as herein amended, all other terms and conditions remain as previously agreed upon.

ADDITION TO EXHIBIT A: FACILITY RENTAL FEES

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
January				
Parking Lot G (Employee Bunkhouse/RV)	01/05/2026 - 01/06/2026 (1 Night)	18.00 EA	45.00 EA/DAY	810.00
Parking Lot G (Employee Bunkhouse/RV)	01/06/2026 - 01/11/2026 (5 Nights)	13.00 EA	45.00 EA/DAY	2,925.00
Parking Lot G (Employee Bunkhouse/RV)	01/11/2026 - 01/17/2026 (6 Nights)	10.00 EA	45.00 EA/DAY	2,700.00
Total:				6,435.00

Summary

Rental Agreement Facility Fee Total	\$50,715.00
Amendment #1 Facility Fee Total	\$57,150.00
Grand Total:	\$57,150.00

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	PAID	\$50,715.00
Second Payment	<i>Upon Signing</i>	\$6,435.00
Payment Total:		\$57,150.00

Butler Amusements, Inc
P.O. Box 2210
Fairfield, CA 94533

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Lance Moyer, CEO

By: _____ Date: _____
Title: James Canfield, Chief Executive Officer





R C.G. 11/18/25

A _____

**AMENDMENT TO ORANGE COUNTY JOB FAIR
(DECEMBER 2025)**

DATE: November 18, 2025

RENTAL AGREEMENT: R-138-25

AMENDMENT #1

Except as herein amended, all other terms and conditions remain as previously agreed upon.

Summary

OCFEC In-Kind Trade

Rental Agreement Facility Fee Total	\$3,425.00
Rental Agreement Estimated Equipment, Reimbursable Personnel and Services Total	\$525.00
Parking Buyout (<i>Based upon 250 vehicles at \$12.00 per vehicle</i>)	\$3,000.00
Grand Total:	\$6,950.00

OCFEC will provide the facility rental fee and parking buyout in trade for a reduction of \$6,950.00 in support of Orange County Veterans Job Fair coordinated with Heroes Hall Foundation and District 5.

Orange County Community Services
1300 S Grand Avenue, Building B
Santa Ana, CA 92705

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Renee Ramirez, Director**

By: _____ Date: _____
Title: **Michele Capps, Chief Business Development Officer**

Coast Community College District

Rental Agreement Estimated Equipment, Reimbursable Personnel and Services Total	\$4,531.00
Refundable Deposit	\$1,500.00
Grand Total:	\$6,031.00

Coast Community College District in agreement with Orange County Community Services and OCFEC, will provide payment for contracted equipment, personnel and services itemized in Exhibit A of the agreement.

Payment Schedule

Payment Schedule

	<u>Due Date</u>	<u>Amount</u>
First Payment	<i>Upon Signing</i>	\$6,031.00
Payment Total:		\$6,031.00

Coast Community College District
1370 Adams Avenue
Costa Mesa, CA 92626

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: **Dr. Angelica Suarez, President**

By: _____ Date: _____
Title: **Michele Capps, Chief Business Development Officer**





R_____

A_____

**AMENDMENT TO SHARP CONCEPTS CAMPING
(NOVEMBER 2025 - JANUARY 2026)**

DATE: January 8, 2026

RENTAL AGREEMENT: R-141-25

AMENDMENT #1

Except as herein amended, all other terms and conditions remain as previously agreed upon.

ADDITION TO EXHIBIT A: FACILITY RENTAL FEES

<u>Facility and/or Area Fees</u>	<u>Date-Time</u>	<u>Units</u>	<u>Rate</u>	<u>Actual</u>
January				
Parking Lot G (Employee Bunkhouse/RV)	01/12/2026 - 01/17/2026 (5 Nights)	3.00 EA	45.00 EA/DAY	675.00
			Total:	675.00

Summary

Rental Agreement Facility Fee Total	\$8,505.00
Amendment #1 Facility Fee Total	\$9,180.00
Estimated Equipment, Reimbursable Personnel and Services Total	\$821.50
Refundable Deposit	\$500.00
Grand Total:	\$10,501.50

Payment Schedule

<u>Payment Schedule</u>	<u>Due Date</u>	<u>Amount</u>
First Payment	PAID	\$9,826.50
Second Payment	<i>Upon Signing</i>	\$675.00
Payment Total:		\$10,501.50

Sharp Concepts, Inc.
P.O. Box 3767
Paso Robles, CA 93447

32nd District Agricultural Association
88 Fair Drive
Costa Mesa, CA 92626

By: _____ Date: _____
Title: Roger Sharp

By: _____ Date: _____
Title: Michele Capps, Chief Business Development Officer

