

Communication from Public

Name: Emiliana Dore

Date Submitted: 03/27/2020 05:17 PM

Council File No: 00-9999

Comments for Public Posting: I am writing to urge the city council to consider a temporary moratorium on rent here in Los Angeles County, for the duration of the corona virus state of emergency. Many people are out of work right now, and scared about their future prospects. Please ease their burden during this time of crisis.

Communication from Public

Name: Claire
Date Submitted: 03/27/2020 07:23 PM
Council File No: 00-9999
Comments for Public Posting: We can't be put out of work by the system, then forced to continue paying in to it. A rent freeze for the duration of the crisis is the only way to move forward

Communication from Public

Name:

Date Submitted: 03/27/2020 07:53 PM

Council File No: 00-9999

Comments for Public Posting: After participating in today (March 27th)'s city council call, I'd like to make the following suggestions to help facilitate future calls: 1. Could you please set up a way to show public commentators where they are on the queue (ex. as a visible list on <http://lacityview.org/live> and/or on Zoom)? 2. Have tech person accessible via email or live chat so the public commentators can inform them of tech issues that the tech person may not be aware of. 3. Provide a how-to webpage with steps for the public to refer to regarding the required format and process for both oral comments and comments submitted at <https://cityclerk.lacity.org/publiccomment/> (ex. do we submit each online comment per item separately, or all in one submission?). It would be great to hyperlink this webpage to agendas as well.
Thank you

Communication from Public

Name:

Date Submitted: 03/27/2020 08:24 PM

Council File No: 00-9999

Comments for Public Posting: Can an employer lay-off by seniority per category / position as opposed to seniority regardless of position?

Communication from Public

Name:

Date Submitted: 03/27/2020 10:11 PM

Council File No: 00-9999

Comments for Public Posting: The demands we need: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery FORGIVENESS of rent and mortgages accrued during this time MORATORIUM on utility bill collection and shutoffs This is the biggest economic and health care crisis Los Angeles has faced in centuries and our city council must lead where our federal and state governments have not. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

Communication from Public

Name: Alex Apple

Date Submitted: 03/27/2020 10:16 PM

Council File No: 00-9999

Comments for Public Posting: 100% Rent and Mortgage moratorium for all collection in the city of LA during the coronavirus crisis and ensuing recovery
FORGIVENESS of rent and mortgages accrued during this time
MORATORIUM on utility bill collection and shutoffs This is the biggest economic and health care crisis Los Angeles has faced in centuries and our city council must lead where our federal and state governments have not. None of us should be required to be wiped out to survive this, whether that's renters, homeowners, or business owners. We are truly in this together. Thanks everyone.

Communication from Public

Name: Brienne Austen

Date Submitted: 03/27/2020 10:34 PM

Council File No: 00-9999

Comments for Public Posting: It is imperative that the city council and mayor issue and order freezing rents. There is no way that lower income families and single parents can make up months of unpaid rent within six months, if repayment is required 24 months should be the minimum. Residential rental occupants should not be required to provide any documentation. Everyone is being affected by this current shut and pandemic, which could go on for much longer than two months. Also, anti harassment orders should be issued to all landlords, limiting the contact they may have with their tenants. No tenant should be receiving daily calls and texts from their landlord making demands of any and all potential cash/assistance payments they receive. Please act on this. Families who already struggle should not be required to struggle further to line the pockets of a landlord who has never known hardship.

Communication from Public

Name:

Date Submitted: 03/28/2020 01:40 AM

Council File No: 00-9999

Comments for Public Posting: Freeze rent!

Communication from Public

Name: John Nelson

Date Submitted: 03/28/2020 02:13 PM

Council File No: 00-9999

Comments for Public Posting: I am writing to request that you enact an immediate rent suspension for the months of April and May, anti-harassment measures to protect tenants, as well as immediate expropriation of all vacant units to be used for housing the unhoused in Los Angeles county. All of these things must happen immediately to ensure that our communities are safe in the midst of the COVID-19 pandemic.

Communication from Public

Name: Kelly Brinn

Date Submitted: 03/28/2020 04:43 PM

Council File No: 00-9999

Comments for Public Posting: Due to the corona virus pandemic, which has halted the economy and left the majority of Angelinos with no way to work and earn money to pay their bills, rent and mortgage forgiveness is in order for all residents. In a city already suffering from a homeless crisis due to the high cost of living, which keeps going up due to ample "luxury" housing, and little to no affordable housing, many residents are struggling to make ends meet as it is. This crisis, if the city does not intervene to offer relief to residents, will result in much more homelessness. Please do the right thing, and take the stress off of Angelinos, who deserve to recover from this crisis with dignity. Thank you.

Communication from Public

Name: Liz DiOrio

Date Submitted: 03/28/2020 04:56 PM

Council File No: 00-9999

Comments for Public Posting: Rent forgiveness is needed in this crisis!! Too many underpaid people in CA live paycheck to paycheck... A mere moratorium will compound their troubles by threefold with each month's passing. What is truly needed is a rent holiday in which banks and landlords do not collect, no mortgage is collected and therefore that forgiveness can carry through to renters. If this is not don't my husband and I and many others will surely become homeless after this crisis. Thank you for your help!!

Communication from Public

Name:

Date Submitted: 03/29/2020 12:52 PM

Council File No: 00-9999

Comments for Public Posting: "Councilmembers, we direly need YOU to lead right now in enacting a 100% rent and mortgage moratorium in Los Angeles for the duration of this crisis and the recovery period. - 100% Rent and Mortgage moratorium for all collection in the city of LA - FORGIVENESS of rent and mortgages accrued during this time, and a MORATORIUM on utility bill collection and shutoffs - This is the biggest economic and health care crisis Los Angeles has faced in centuries and our city council must lead where our federal and state governments have not! You all have the opportunity to make Los Angeles either a model for resilience and solidarity, or a model for absolute disaster. But you don't have time to delay and dither on which side of that you wish to see as the outcome. You have to choose now and the choice could not be clearer. Please councilmembers, act to make *us* whole while our federal government is working overtime to make banks and mega corporations whole instead of us. Please act now."

Communication from Public

Name: Dritan Vushaj
Date Submitted: 03/29/2020 08:45 PM
Council File No: 00-9999

Comments for Public Posting: A lot of us don't have the luxury of working from home which means that a lot of us are not making money at this time. If we are unable to pay rent during the covid crisis we will have to pay that back at a later date or face eviction when the moratorium is lifted. We ***NEED*** the rent frozen during the covid crisis. None of the solutions put forth thus far are solutions but band aids. I **DEMAND** that Los Angeles freezes its rent during the covid crisis. Accruing that sort of debt in unpaid rent could prove dismal for several families and individuals.

Communication from Public

Name: Theodore Roth
Date Submitted: 03/29/2020 08:57 PM
Council File No: 00-9999
Comments for Public Posting: We want rent forgiven for as long as we are out of work. We do not want it put off only to accrue debt.

Communication from Public

Name:

Date Submitted: 03/29/2020 08:58 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name: Cody
Date Submitted: 03/29/2020 09:02 PM
Council File No: 00-9999
Comments for Public Posting: Please FREEZE rent or give rent forgiveness for whatever time period we are under orders for safe at home. Everyone is taking a hit and this should be across the board.

Communication from Public

Name: Joseph Pirollo
Date Submitted: 03/29/2020 09:02 PM
Council File No: 00-9999
Comments for Public Posting: FREEZE RENT DURING CORONAVIRUS

Communication from Public

Name: Brandon Silva

Date Submitted: 03/29/2020 09:03 PM

Council File No: 00-9999

Comments for Public Posting: I am writing as a plea to end collection of rent this month due to being placed out of work and unable to receive a proper income for daily life due to covid-19. I am unable to pay the total amount of rent for my current residence and I am writing to please ask that we do something to freeze payment of rent until the stay home quarantine has ended. It doesnt seem right for landlord to expect a full payment of rent during this time if the entire city is on lockdown.

Communication from Public

Name: Joseph Gojcaj

Date Submitted: 03/29/2020 09:06 PM

Council File No: 00-9999

Comments for Public Posting: FREEZE the rent in LA due to COVID-19. We don't have the luxury of working from home which means a lot of us are not making money at this time. If we are unable to pay rent during the COVID-19 crisis, we will have to pay that back at a later date or face eviction when the moratorium is lifted. WE NEED RENT FROZEN during this pandemic and crisis. None of the solutions put forth are solutions but Band-aides. I DEMAND LA freezes its rent during this COVID-19 pandemic. Accruing that sort of debt in unpaid rent could prove dismal for several families and individuals.

Communication from Public

Name: Taylor Nava

Date Submitted: 03/29/2020 09:09 PM

Council File No: 00-9999

Comments for Public Posting: The county of LA needs to freeze our rent for the duration of COVID-19. This will help thousands of LA residents from accruing debt in these trying times when most of us have either been laid off or have had our hours drastically cut. We really need the city we love to hear and help us out in these times.

Communication from Public

Name: Brian Elliott

Date Submitted: 03/29/2020 09:10 PM

Council File No: 00-9999

Comments for Public Posting: Please freeze our rent for April, in these uncertain times, and with the sudden lose of work and income, it will be near impossible for lots of residents to pay their rent on April 1st.

Communication from Public

Name:

Date Submitted: 03/29/2020 09:19 PM

Council File No: 00-9999

Comments for Public Posting: Seeking city-wide rent dismissal in place of deferment- most Angelinos cannot pay rent either during or after the lockdown without being given either compensation or cancellation of rent fees. A moratorium will only double our city's homeless population indefinitely after this crisis is over, as citizens given temporary relief will be saddled with debt they cannot pay back for necessary (and mandatory) shelter during a time of widespread unemployment. Please consider the people that make this city great.

Communication from Public

Name: Kelle Ramsey

Date Submitted: 03/29/2020 09:28 PM

Council File No: 00-9999

Comments for Public Posting: please please please, suspend rent for Los Angeles! Do not defer rent, that will just accrue debt for everyone. Millions are out of work, and income, and we need your help!

Communication from Public

Name: Tanner Ramsey

Date Submitted: 03/29/2020 09:31 PM

Council File No: 00-9999

Comments for Public Posting: Please suspend rent in Los Angeles because of COVID-19. My wife and myself are without work with a baby in the way and have no money saved because of our expenses. We need your help to keep us housed, we cannot our rent stack up with a temporary hold. We need a suspension on rent until this COVID-19 virus is under control. Thank you Tanner Ramsey

Communication from Public

Name: Ian Scott Dorey

Date Submitted: 03/29/2020 09:38 PM

Council File No: 00-9999

Comments for Public Posting: To whom this may concern, Please place a rent SUSPENSION for the City of Los Angeles as long as a stay at home order exists. Many residents cannot work and having multiple months rent piled up will bankrupt many families and citizens. A rent SUSPENSION is a moral duty. The Federal government is allowing leniency for big banks and mortgages, so it should happen for renters as well. Thank you

Communication from Public

Name: Beth Grossman
Date Submitted: 03/29/2020 10:02 PM
Council File No: 00-9999
Comments for Public Posting: Mayor Garcetti, we need to your help freezing rents. Please
FREEZE RENTS!!!

Communication from Public

Name: Elysia

Date Submitted: 03/29/2020 10:04 PM

Council File No: 00-9999

Comments for Public Posting: We want rent suspended. Not put off to accrue debt. Thank you.

Communication from Public

Name: Melissa L Montez
Date Submitted: 03/29/2020 10:18 PM
Council File No: 00-9999
Comments for Public Posting: With the current health crisis, I requesting an emergency rent freeze and eviction moratorium please.

Communication from Public

Name:

Date Submitted: 03/29/2020 10:20 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven/suspended for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name: Jolene Ramos

Date Submitted: 03/29/2020 10:47 PM

Council File No: 00-9999

Comments for Public Posting: Rent should be frozen as work is frozen.

Communication from Public

Name: Joe Mamon
Date Submitted: 03/29/2020 10:52 PM
Council File No: 00-9999
Comments for Public Posting: Freeze rent!

Communication from Public

Name: Sheridan Ward

Date Submitted: 03/29/2020 10:53 PM

Council File No: 00-9999

Comments for Public Posting: dear Council WE WANT OUR RENT SUSPENDED , not put off to accrue debt or possible threats of eviction later on... We want it suspended NOW. We are out of work with no way of earning money, and barely have enough to live on let alone pay rent until this awful epidemic comes to an end.

Communication from Public

Name:

Date Submitted: 03/29/2020 11:05 PM

Council File No: 00-9999

Comments for Public Posting: I am a hairstylist who pays my rent on time every month in Los Angeles 90064. I live pay check to pay check therefore with no clients this past month , I have no money to pay my rent , my health insurance, my car payment, credit card bills and utilities . Any help would be greatly appreciated.

Communication from Public

Name: Shelby G.
Date Submitted: 03/29/2020 11:37 PM
Council File No: 00-9999
Comments for Public Posting: Please suspend our rent in la!!

Communication from Public

Name:

Date Submitted: 03/29/2020 11:43 PM

Council File No: 00-9999

Comments for Public Posting: RENT SUSPENSION

Communication from Public

Name: Lauren

Date Submitted: 03/30/2020 12:10 AM

Council File No: 00-9999

Comments for Public Posting: We need rent suspension in Los Angeles and West Hollywood!!!

Communication from Public

Name: Sergio Garcia

Date Submitted: 03/30/2020 12:21 AM

Council File No: 00-9999

Comments for Public Posting: Not being able to work has me and many others backed up on payments and we keep accruing dept. we need rent suspended or forgiven for ad long as tha majority of people can't work. We Need help not debt!!

Communication from Public

Name: Shira Barber

Date Submitted: 03/30/2020 12:36 AM

Council File No: 00-9999

Comments for Public Posting: We need a rent freeze for all residential and commercial tenants while we are under orders to Quarantine. Our livelihoods have been eradicated, we have all been laid off, or at the very least have had massive cuts to income, and the people need help and relief. Please consider the ramifications.

Communication from Public

Name: Britton Litow

Date Submitted: 03/30/2020 01:42 AM

Council File No: 00-9999

Comments for Public Posting: The city of LOS Angeles should require rent suspension during the COVID-19 crisis

Communication from Public

Name: Dara Waxman
Date Submitted: 03/30/2020 09:48 AM
Council File No: 00-9999

Comments for Public Posting: NOW A 3 MONTH FREEZE ACROSS THE BOARD ON RENT , MORTGAGES , UTILITIES , CAR PAYMENTS HEALTH INSURANCE ETC, LIKE IN EUROPE. THIS WOULD STOP THE DEVASTATING FISCAL IMPACT THIS WILL HAVE ON YOUR OVER 60 % RENTERS POPULATION. DON'T BE CORPORATE CAPITALISTS. BE FOR THE PEOPLE BY THE PEOPLE. (IF YOU HAD DONE THIS IN THE HOUSING CRISIS OF 2008 YOU WOULD HAVE PREVENT SUCH DISASTER ON THE MIDDLE CLASS,AND SINCE YOU DON'T HAVE ONE NOW.) YOU ALREADY HAVE A SICKENING POPULATIONS AND ENDLESS HOMELESS CRISIS. PLEASE BE PROACTIVE, NOT MALIGNED. THINK, SCIENCE AND HUMANS, NOT YOUR POLITICAL ALLEGIANCES. YOU ALREADY HAVE PROVIDED HOMEOWNERS REFLEIF.????? EVEN THOUGHT THE PLAN JUST LEAVE PEOPLE IN 3 MONTH DEBT AT THE END OF THIS WITH LIMITED OPTIONS TO MAKE IT UP. SO YOU WILL BE DEALING WITH FURTHER HOMELESS IN JULY. THESE ARE FACTS. DO THE RIGHT THING AND VOTE NOT FOR A MORATORIUM BUT A 3 MONTH FORGIVENESS FREEZE, NO ONE OWES ANYONE FOR RENTERS IN LOS ANGELES. NOW. PLEASE AND THANK YOU. AS YOU HAVE ALREADY WAITED TO LONG.

Communication from Public

Name:

Date Submitted: 03/30/2020 10:42 AM

Council File No: 00-9999

Comments for Public Posting: Please suspend our rent! Do not allow for us to be in debt for not being able to pay during the time due to Covid-19!

Communication from Public

Name: Kyle Heinen

Date Submitted: 03/30/2020 11:24 AM

Council File No: 00-9999

Comments for Public Posting: Many of us, including myself, have now been out of work for nearly 3 weeks. As someone who's business is considered non-essential and requires human contact I have no choice but to not work. This is out of my control and is putting serious financial strain on me as well as many others. I am calling for a rent suspension at this time. Please consider this immediately as many are in financial fear right now. Thank you for your time.

Communication from Public

Name:

Date Submitted: 03/30/2020 11:34 AM

Council File No: 00-9999

Comments for Public Posting: It imperative that you call for an immediate rent suspension for renters. We will not survive as a community if landlords are able to collect money from renters without having to pay their mortgage. It needs to be suspended across the board. Please consider a rent suspension immediately.

Communication from Public

Name: Hannah Schenck

Date Submitted: 03/30/2020 11:48 AM

Council File No: 00-9999

Comments for Public Posting: Hello, All work has been suspended and we have been issued another 30 days of shelter in place. Even with unemployment and government assistance, it is not enough to sustain ourselves with having to pay rent. A lot of this city is made up of industry workers and freelancers and we cannot get all of the funding together to pay rent with no work. Once this is lifted, we will all become homeless with back paid rent so that is why it is imperative that rent be suspended. Thank you

Communication from Public

Name: Heather

Date Submitted: 03/30/2020 11:54 AM

Council File No: 00-9999

Comments for Public Posting: Please suspend rent for all the people, including myself, during this time . No one underneath my roof is working and it isn't fair that we have to pay our bills while we can't / shouldn't even leave the house.

Communication from Public

Name: Rebecca Dines

Date Submitted: 03/30/2020 11:58 AM

Council File No: 00-9999

Comments for Public Posting: I am very concerned our Landlord will go ahead and raise our rent this coming September (like he always does). We are in a Rent Controlled building certainly, but we, unlike many others are committed to paying our rent on the 1st of April. We are Very Very concerned that in spite of our efforts and sacrifice to pay ALL our rent for April, we will STILL be stuck with the 4-8% Annual rental raise. n the coming months. This would be evil and uncalled for in the conditions we are all presently forced to endure. (As well as the fact that the side effects of the current Corona Virus chaos will be with us long after any Stay At Home measures are withdrawn!) There must be something done to prevent ANY and ALL raises in rents this year.

Communication from Public

Name: Linnea Leger

Date Submitted: 03/30/2020 12:00 PM

Council File No: 00-9999

Comments for Public Posting: Hi my name is Linnea Leger I'm a resident of Los Angeles county and my zip code is 90036. Im calling on you to Institute a rent freeze effective April 1st to protect renters who have lost income due to the Covid-19 crisis.

Communication from Public

Name:

Date Submitted: 03/30/2020 12:30 PM

Council File No: 00-9999

Comments for Public Posting: I want my rent forgiven/suspended for as long as I am out of work. Not put off so i can accrue debt. Thank you

Communication from Public

Name: Nicole Osborne
Date Submitted: 03/30/2020 12:33 PM
Council File No: 00-9999

Comments for Public Posting: Hello, My name is Nikki and once again I am writing to ask you to please consider a rent suspension as long as the shelter in place order is in effect. I work in the restaurant industry and have lost both jobs due to Covid-19. Myself and others like myself need this measure put in place to purely survive. Thank you for taking the time to read this and please consider the 100s of thousands of people like myself that are hurting during this time. I hope you and your families are safe. Take care, Nikki

Communication from Public

Name:

Date Submitted: 03/30/2020 12:33 PM

Council File No: 00-9999

Comments for Public Posting: Most of our jobs were suspended due to the national lockdown I demand that rent is suspended. If jobs can be shut down so can rent. Not pay back later that will just be putting citizens in debt. It needs to be suspended.

Communication from Public

Name: Alyssa

Date Submitted: 03/30/2020 12:34 PM

Council File No: 00-9999

Comments for Public Posting: I demand that City Council pass a 90 day rent suspension immediately. The people of Los Angeles are suffering under financial pressure as a result of Covid-19 and we demand relief now. People shouldn't have to risk their lives to keep their homes. We will not survive this crisis with out the rent suspension relief immediately.

Communication from Public

Name: Nick
Date Submitted: 03/30/2020 12:45 PM
Council File No: 00-9999
Comments for Public Posting: Please suspend rent.

Communication from Public

Name: Aimee Parker

Date Submitted: 03/30/2020 01:00 PM

Council File No: 00-9999

Comments for Public Posting: Please suspend rent in Los Angeles during this Covid-19 crisis. Cost of living here is so high as it is and most of us are barely ends meet without an international shelter in place mandate. All rents should be suspended so people don't go deeper into debt. Please. A \$1200 check from the government is not enough. It's less than 2/3rds of my 1 bedroom apartment in Highland Park. Help your constituents stay afloat and not succumb to the stress of less work and less income. Thank you!

Communication from Public

Name:

Date Submitted: 03/30/2020 01:30 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven / suspended for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name:

Date Submitted: 03/30/2020 02:32 PM

Council File No: 00-9999

Comments for Public Posting: Please SUSPEND all rent dues until COVID-19 pandemic has come to a halt.

Communication from Public

Name:

Date Submitted: 03/30/2020 02:46 PM

Council File No: 00-9999

Comments for Public Posting: Will there be a rent increase freeze? Many leases come up for renewal this time of year and others are month to month and are vulnerable to increases. If a landlord raises rent, even within the allowed limits, a renter may be priced out of their place while they are sheltering in place, and they would be unable to look for more affordable lodgings. A rent increase freeze could help to keep relationships between landlords and tenants from deteriorating and tenants from becoming homeless. Please freeze rent increases ASAP. Thank you.

Communication from Public

Name: Sam Fox-Halperin

Date Submitted: 03/30/2020 03:29 PM

Council File No: 00-9999

Comments for Public Posting: Dear Paul Koretz, Due to the widespread loss of jobs from the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the need of tenants, workers, and the unhoused BEFORE April 1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension. The eviction moratorium established by Governor Newsom is not enough. It requires tenants to pay back missed rent payments which will be near impossible for most wage earners especially low wage earners, not to mention the disabled community who are already in dire conditions. We must implement a rent suspension for as long as needed until this crisis is under control. Thank You, Sam Fox-Halperin District 5

Communication from Public

Name: N. King

Date Submitted: 03/30/2020 03:45 PM

Council File No: 00-9999

Comments for Public Posting: Hello! I've been laid off of work for 3 weeks now and unfortunately I don't have the savings to my rent. So I'm asking on behalf of residents in LA and LA county. Please waive our rent for the months we can't work. Please. Payment plans aren't acceptable. Imagine trying to play Catch up the entire year! That's impossible for most families. Please waive/freeze our rent.

Communication from Public

Name:

Date Submitted: 03/30/2020 04:29 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven/suspended for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name: Elizabeth Walker

Date Submitted: 03/30/2020 04:58 PM

Council File No: 00-9999

Comments for Public Posting: Please institute a rent freeze for all tenants in the city of LA. No one should be expected to pay rent while they can't work. Don't let landlords profit off of mortgage relief while tenants choose between food or shelter.

Communication from Public

Name: Nayantara Banerjee

Date Submitted: 03/30/2020 05:18 PM

Council File No: 00-9999

Comments for Public Posting: SUSPEND RENT FULLY NOW THROUGH THE COVID19 CRISIS. It's absurd to think that folks will be able to pay back rent when we aren't earning any income for weeks to months. You will have an even larger humanitarian crisis on your hands when this is over. Do not make the mistake of thinking you are helping Angelenos by simply postponing rent. "landlords are the only investors I've encountered who expect their investment revenue to remain constant & level no matter what the market forces are. I don't get it. rental income is very simple and straightforward in terms of investment risk: you get a substantive cut of someone's employment income, so if their employment is hit, your investment is hit. yet here we have all these landlords with the shocked pikachu face I think even moreso than being shocked by the prospect of tenants defaulting on rent, landlords are shocked by the prospect that if their tenants default on the rent, they could be morally or legally compelled to shelter them anyway. they're shocked by the backflow of entitlement there's a real cognitive discrepancy in thinking tenants can and should somehow be compelled to cover your mortgage payments, irrespective of their material realities. like morality aside — surely you can see that the food chain only works if your prey are also fed?"

Communication from Public

Name:

Date Submitted: 03/30/2020 05:30 PM

Council File No: 00-9999

Comments for Public Posting: Please waive Los Angeles rent , without penalty, owing several months rent at the end of the year will be just as stressful for people that live check to check Thank you

Communication from Public

Name: Andrea Rojas

Date Submitted: 03/30/2020 05:42 PM

Council File No: 00-9999

Comments for Public Posting: Suspend rent now! Due to the widespread loss of jobs because of the COVID-19 outbreak, many people cannot pay their rents on April 1. Please call a Special Emergency Session to address the needs of tenants, workers, and the unhoused BEFORE 4/1. We need the City Council to address these pressing concerns ASAP, specifically with a rent suspension. The eviction moratorium established by Gavin Newsom does not go far enough. It requires tenants to payback missed rent payments which will be near impossible for most wage earners, particularly low-wage earners. We must implement a rent suspension for as long as needed until this crisis is under control.

Communication from Public

Name:

Date Submitted: 03/30/2020 07:11 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent suspended/forgiven for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name: Lovette Limones
Date Submitted: 03/30/2020 07:48 PM
Council File No: 00-9999
Comments for Public Posting: I want my rent frozen, I am not working right now and cannot pay rent or back rent! Thank you!!!!

Communication from Public

Name: Aleyna
Date Submitted: 03/30/2020 08:17 PM
Council File No: 00-9999
Comments for Public Posting: We want our rent suspended for as long as we are out of work because of the pandemic!

Communication from Public

Name:

Date Submitted: 03/30/2020 08:39 PM

Council File No: 00-9999

Comments for Public Posting: Dear City of Los Angeles, We want our rent forgiven / suspended for as long as we are out of work. Not put off so we can accrue debt. Best Regards

Communication from Public

Name: Terah Gisolo

Date Submitted: 03/30/2020 08:56 PM

Council File No: 00-9999

Comments for Public Posting: Rents/ mortgages for residential and commercial purposes should be **SUSPENDED** for as long as people are unable to go to work or have reduced income due to Covid-19. This should not be put off to pay in 6 months and accrued as a debt.

Communication from Public

Name:

Date Submitted: 03/30/2020 08:56 PM

Council File No: 00-9999

Comments for Public Posting: Please suspend/forgive our rent as long as everything is forcibly closed because of Coronavirus, not put off to accrue debt. It would really serve Los Angeles and help Angelenos. Thank you.

Communication from Public

Name: Angelo Cardone

Date Submitted: 03/30/2020 09:15 PM

Council File No: 00-9999

Comments for Public Posting: I feel as though many individuals are not working right now due to this virus spreading rapidly, and instead of putting individuals in immense amounts of debt with how expensive LA rent already is, rent should be canceled. It is not ethical to charge people thousands of dollars when they are unable to work or even look for work.

Communication from Public

Name: Maria b. Fernandez
Date Submitted: 03/30/2020 09:16 PM
Council File No: 00-9999
Comments for Public Posting: We want our rent forgiven for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name: Amanda

Date Submitted: 03/30/2020 09:17 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven/suspended for as long as we are out of work. Not out off so we can accrue debt.

Communication from Public

Name:

Date Submitted: 03/30/2020 10:14 PM

Council File No: 00-9999

Comments for Public Posting: Please suspend the rents and mortgages for residential and commercial purposes for as long as people are unable to work or have reduced income due to covid19. This should not be put off to pay in 6 months and accrued as debt.

Communication from Public

Name: Nicole Perry
Date Submitted: 03/30/2020 11:33 PM
Council File No: 00-9999
Comments for Public Posting: We want our rent FROZEN.

Communication from Public

Name: Amy Argyle

Date Submitted: 03/30/2020 11:42 PM

Council File No: 00-9999

Comments for Public Posting: Thank you for the freeze on evictions, BUT in the given circumstances of so many people out of work due to the COVID 19 pandemic, it is only right and fair that residential and commercial RENT BE SUSPENDED FOR AS LONG AS WE ARE OUT OF WORK. Rent SHOULD NOT be frozen as that will then just put people in debt and that is absolutely not acceptable!! People should not have to go in debt because they are not able to work because their jobs were halted due to the order for us to stay at home and only essential businesses stay open. Please SUSPEND RENT NOW !!!!!!! BEFORE APRIL 1st!!

Communication from Public

Name:

Date Submitted: 03/31/2020 12:56 AM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven/suspended while we are out of work due to the corona virus - not put off so we accrue debt.

Communication from Public

Name: Daniel Leighton
Date Submitted: 03/31/2020 01:00 AM
Council File No: 00-9999
Comments for Public Posting: We want our rent forgiven/suspended for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name: Thomas Sargent Moore

Date Submitted: 03/31/2020 01:16 AM

Council File No: 00-9999

Comments for Public Posting: I advocate for the immediate suspension of rent collection for LA tenants, not a moratorium but a suspension for the at least the next two months pending the status of the virus. In addition we need to grant immediate help to the unhoused and the housing secure in specific, mobilizing public land and incentivizing the housing of the houseless. To decide theses issues we must have an emergency meeting of the council, to finish the orders begun in the last meeting and then unfortunately postponed. I live in Hollywood and my family has lost income due to the coronavirus. I am a university student and I have been forced to leave school and come home for safety reasons. My income was disrupted by this relocation. My mother is in her 60s and her income and mental health are disrupted by this situation, in addition to her ability to save money for the future. My mother was already unable to pay rent with her previous income. In addition, we support my father, who is mentally (has been subject to a 5150) and physically ill and also housing insecure (he lives in a motel where the landlord has continually threatened to evict him). Our situation was precarious before the crisis, it is now even more so. We need immediate rent relief and tenants rights and support for the unhoused.

Communication from Public

Name: Harmoni Everett

Date Submitted: 03/31/2020 07:54 AM

Council File No: 00-9999

Comments for Public Posting: Pleading for La county to suspend all rents for residential and commercial as well as mortgages during the period of covid -19 shelter in place . Los Angels rents are already impossibly high. Many live paycheck to paycheck with multiple jobs barely surviving. Freezing rent/evictions may help To minimize the spread of corona momentarily but as soon as this is over we will have a larger homeless problem than we already do , which is an epidemic on its own. Paying back mortgages and back due rent may leave people with debt that they can not pay. On top of that parents are paying for their kids to go to school while they can't work and have to figure out home schooling. All of this is not the people fault but the lack of information from government on the severity of covid 29 , the waiting time to inform the people , the lackadaisical and inconsistent attitude of Trump and the lack of preparedness for an outbreak or crisis. When we have been warned many times throughout history of the reality we are now facing. So please I ask you I'm these unprecedented times help the people of Los Angels to be able to survive this epidemic. I again ask you to suppers indefinitely rents, mortgages and school payments during covid -19.

Communication from Public

Name: Afari La-Anyane

Date Submitted: 03/31/2020 08:59 AM

Council File No: 00-9999

Comments for Public Posting: During such unprecedented times, the residence of Los Angeles along with myself need rent suspension until more employment opportunities or financial support come into place

Communication from Public

Name:

Date Submitted: 03/31/2020 09:19 AM

Council File No: 00-9999

Comments for Public Posting: Please suspend the rents and mortgages for residential and commercial purposes for as long as people are unable to work or have reduced income due to covid19.

Communication from Public

Name: alana tyson

Date Submitted: 03/31/2020 11:51 AM

Council File No: 00-9999

Comments for Public Posting: We are demanding rent suspension during this pandemic. Until everyone is back to work, we the people demand for our rent to be suspended, not to be put off just for debt to accrue over this time.

Communication from Public

Name: Michael Sturgis

Date Submitted: 03/31/2020 11:56 AM

Council File No: 00-9999

Comments for Public Posting: Hello, I am writing to ask for suspended/forgiven rent in Los Angeles for those of us who rent. NOT just put off so that we accrue debt that cannot be paid off. Please help us in this trying time. Thank you.

Communication from Public

Name: zoe cassavetes

Date Submitted: 03/31/2020 12:21 PM

Council File No: 00-9999

Comments for Public Posting: We need to have our rent suspended, not to be put off to accrue and have to pay later. This is no time for people to feel even more stressed out than they already are and we are going to be here a long time with no income and we need to feel protected by the government and the state of California.

Communication from Public

Name:

Date Submitted: 03/31/2020 12:57 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven/ suspended for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name:

Date Submitted: 03/31/2020 12:59 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven/ suspended for as long as we are out of work. Not put off so we can accrue debt.

Communication from Public

Name:

Date Submitted: 03/31/2020 01:46 PM

Council File No: 00-9999

Comments for Public Posting: Please suspend rents during covid-19, I'm very concerned with the amount of debt/back rent I as well as many friends will have once we are able to work again :(

Communication from Public

Name: Danny McMullen II

Date Submitted: 03/31/2020 02:21 PM

Council File No: 00-9999

Comments for Public Posting: I want my rent suspended. It's gonna be impossible to play catch once this thing is over.

Communication from Public

Name:

Date Submitted: 03/31/2020 02:27 PM

Council File No: 00-9999

Comments for Public Posting: Please SUSPEND rents and mortgages for residential and commercial purposes for as long as people are unable to work or have reduced income due to COVID-19. This should not be put off to be paid in 6 months and accrued as debt.

Communication from Public

Name: Karen

Date Submitted: 03/31/2020 04:02 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven /suspended for as long as we are out of work , not PUT OFF so we can accrue debt . Thank you for hearing us and voting our behalf!

Communication from Public

Name: Aaron Valenzuela
Date Submitted: 03/31/2020 04:18 PM
Council File No: 00-9999

Comments for Public Posting: Hello, my name is Aaron Valenzuela and I am your constituent from Los Angeles. I'm calling to ask to adopt the proposals advanced by the Healthy LA Coalition. It's urgent to protect the people most vulnerable in this crisis — workers, immigrants, tenants, and unhoused people. Our families and vulnerable community members need immediate action to protect our health and our livelihoods. At tomorrow's meeting, I urge Supervisor [Supervisor's name] to support motions to: [select from below] RENT RELIEF Institute a Complete and Universal Eviction Moratorium. No one should be forced to contend with an eviction notice from their landlord because of this public health crisis. Provide Rent Forgiveness. Working people won't have the money to pay back rent from a time when they weren't employed. They shouldn't emerge from this crisis in debt. At the very least, tenants should have at least 24 months to repay back rent, with no late fees or interest charges. PROTECTIONS FOR WORKERS Provide 14 days of Paid Sick Leave to all workers and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety. Prioritize Workplace Health and Safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, especially grocery workers, food service workers, and delivery drivers. PROTECTIONS FOR UNDOCUMENTED PEOPLE Stop all transfers of undocumented Angelenos to ICE and the Adelanto immigration prison, which are cruel normally and a health nightmare during the pandemic. Create a cash assistance fund for undocumented workers including street vendors and the estimated 20% of L.A.'s workforce that is undocumented in industries like domestic work, home health care, day labor, carwash, garment, restaurant, and more. It's not fair that the people who make our city work won't get any support from the federal government's bailout. PROTECTIONS FOR UNHOUSED PEOPLE Use private hotel/motel rooms to safely shelter unhoused people. There's nearly 100,000 rooms in LA County and with the crisis, most are vacant and the workers who staff them are employed. We can take care of people who are especially vulnerable to the pandemic and get the hospitality workforce paid again. Create neighborhood supply stations for unhoused people with

ready-to-eat food, water, soap, and first aid supplies. The COVID-19 pandemic has shut down many food pantries and programs that provide life-saving meals and hygiene supplies to low-income and vulnerable populations. With the demand for these essential supplies at an all-time high, people need to be able to access food and supplies easily in their own neighborhoods.

Communication from Public

Name:

Date Submitted: 03/31/2020 04:37 PM

Council File No: 00-9999

Comments for Public Posting: We want our rent forgiven for as long as we are out of work. Not put off so we can accrue debt.

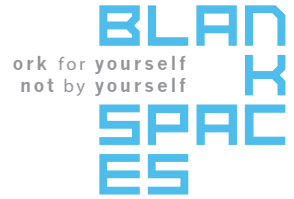
Communication from Public

Name: Claire Arnaud-Aubour

Date Submitted: 03/31/2020 06:59 PM

Council File No: 00-9999

Comments for Public Posting: My name is Claire Arnaud Aubour I am the founder of Splashpr Agency founded in 2009. I could use some help on how to postpone my rent in Santa Monica and negotiate with my landlord.



MEMBER	Claire Arnaud Aubour <small>name</small>	SpLashPR Agency <small>company</small>
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MEMBERSHIP		INITIAL PERIOD	START DATE	RESERVE*	QUANTITY	UNIT	RATE	TOTAL
PHONE	(310) 526 - 0805				1	DID	Included	Included
	Handsets				1	Handset	Included	Included
	Domestic Local Calls				unlimited			
	Long Distance				unlimited			
	Overages Long Distance					\$ 0.10	/min	
	International Calls				n/a			
NET	Wi-Fi				3	device(s)	included	included
	Plug-In				1	jack(s)	included	included
OTHER	Coffee				within reason	—	included	included
	Parking				n/a	—	—	—
	# of Authorized Persons				3	person(s)	—	included
	Authorized Names (self)							

BASIC MONTHLY FEE	\$1425.00
SECURITY DEPOSIT	\$1375.00
FIRST PAYMENT TOTAL	\$3725.81

NOTES Security Deposit and remaining credit from previous membership to be applied towards amount owed.

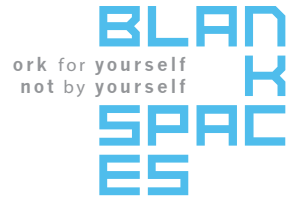
Amount of \$1375 for June 1st renewal not due until June 1st, 2018.

3rd user added at special rate of \$50/month approved by Jerome.

"This Fee Schedule is attached to and a part of that certain Membership Agreement by and between Member and BLANKSPACES Experience, LLC (the "Agreement"). In the case of any conflict between the terms of this Fee Schedule and the Agreement, the terms of the Agreement shall prevail."

AGREEMENT

Claire Arnaud Aubour <small>member name</small>	DocuSigned by: <small>member signature</small> 180F3704113D483...	5/16/2018 4:27:21 PM PDT <small>date</small>
Jerome Chang <small>blankspaces manager</small>	 <small>blankspaces manager signature</small>	5/16/2018 4:27:21 PM PDT <small>date</small>



MEMBER SERVICES AGREEMENT

This MEMBER SERVICES AGREEMENT (this "Agreement") is made by and between BLANKSPACES Experience, LLC, a California limited liability company ("Company") and

Claire Arnaud Aubour ("Member"),

an individual residing in the State of **California** State

a State corporation

a State limited liability company

a State not-for-profit corporation

as of this **Monday, April 30, 2018** (the "Execution Date").

RECITALS

WHEREAS, Company is in the business of providing workspace and office-related products and services (collectively, "Office Services") as specified on the attached fee schedule (the "Fee Schedule") to Company's members; and

WHEREAS, Member is in need of such Office Services and wishes to become a member of Company for the Office Services under the terms and conditions of this Agreement;

AGREEMENT

NOW, THEREFORE, in consideration of the recitals above, the mutual representations, warranties and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. MEMBER SERVICES. Subject to the terms and conditions of this Agreement, Company hereby grants Member a revocable license for up to a certain number of people to use up to a certain number of space(s) located at

**1450 2nd Street
Santa Monica, CA 90401**

(the "Premises") for a certain number of hours each month and to have shared use of the common areas in the Premises including conference rooms, lobby and kitchen areas during the Term (as defined in Section 3 below), all on a first-come-first-served basis and as specified on and in accordance with the Fee Schedule. The Fee Schedule is hereby incorporated by reference into this Agreement as if fully set forth in this Agreement. In addition, Company shall provide the other Office Services specified on the Fee Schedule to Member on a first-come-first-served, as-requested basis, and shall provide for office cleaning, electricity, lighting, heating and air conditioning to the Premises during normal business hours as determined by Company. Member agrees to pay for all fees, charges and other amounts specified on the Fee Schedule for the space or spaces and all other Office Services authorized by Member or its employees, contractors, agents, designees, invitees or affiliates (collectively, "Member's Representatives"). Company reserves the right in its sole discretion to update the Fee Schedule from time to time and shall provide Member with not less than thirty (30) calendar days' written notice of any changes to the Fee Schedule prior to the effective date of any such changes to the Fee Schedule. In the event that the Company changes the monthly fee, then Member can terminate this Agreement on fifteen (15) calendar days' written notice. Company and vendors designated by Company are the only service providers authorized to provide any of the Office Services in the Premises. Member agrees that neither Member nor any of Member's Representatives will solicit other members of Company to provide any service that is provided by Company or its designated vendors.

2. PAYMENTS. Member agrees to pay, without offset or demand, all monthly recurring fees applicable to Member as specified on the Fee Schedule ("Basic Monthly Fees") during the Term. Member shall pay for the first month's Basic Monthly Fees upon the execution and delivery of this Agreement by Member and shall pay for each remaining month's Basic Monthly Fees in advance on the day of each month

thereafter upon which the Term commences. Member also agrees to pay all fees specified on the Fee Schedule for other Office Services authorized by Member or any of Member's Representatives during each month ("Service Fees") and to pay such Service Fees on the same day that Member's Basic Monthly Fees are due for the following month. Member also agrees to pay all applicable sales, use or other taxes applicable to Member in connection with the Office Services under this Agreement, if any at the same time as that the Basic Monthly Fees and Service Fees are due under this Agreement and the Fee Schedule. If Member wishes to dispute any portion of the fees, charges or other amounts applicable to Member, Member agrees to pay the undisputed portion when due and Member must give Company written notice of the amount and reasons for any disputed portion within thirty (30) calendar days or waive Member's right to dispute such fees, charges or other amounts. If any payments are not received by within three (3) days of when due, then Company may, in its sole discretion, charge Member a service charge of 10% of the late amount or \$50.00, whichever is greater, for bookkeeping and administrative expenses and Company may, in its sole discretion, charge Member interest at 1.5% per month on the late amounts, or the highest rate permitted by applicable law, whichever is less. Member acknowledges and agrees that the Basic Monthly Fees are based upon the number of persons occupying or using the space(s) specified on the Fee Schedule. If the number of persons that regularly use or occupy the space(s) or the Office Services utilized by Member or Member's Representatives increases, then Company may, in its sole discretion, charge Member an excess occupant fee for each such additional person.

3. TERM. The term of this Agreement (the "Term") shall be for an initial term ("Initial Term") commencing upon

Thursday, May 10, 2018

Day of the week, Month Day, Year

and continuing through

Sunday, May 31, 2020

Day of the week, Month Day, Year

and shall be automatically extended for successive periods of one month each upon the same terms and conditions as set forth in this Agreement, unless otherwise agreed by Company and Member or this Agreement is terminated in accordance with Section 9, Section 10, or section 12 below.

4. SECURITY DEPOSIT. Member shall deposit with Company upon its execution and delivery of this Agreement a security deposit (the "Security Deposit") as specified on the Fee Schedule as security for Member's faithful performance of Member's obligations hereunder. If at any time during the Term, Member's Basic Monthly Fees are increased, then the amount of the Security Deposit will be increased in the same proportion that Member's original Security Deposit bears to Member's original Basic Monthly Fees ("Additional Security") and such Additional Security shall be payable to Company upon request. The Security Deposit and any Additional Security will not be kept in a separate account from other funds of Company and no interest will be paid to Member on the Security Deposit or any Additional Security. The Security Deposit and any Additional Security may be applied to any past due and outstanding fees, charges or other amounts under this Agreement or the Fee Schedule at any time, at Company's sole discretion. Company may, in its sole discretion, require Member to replace any portion of the Security Deposit or Additional Security applied by Company to any of Member's fees, charges or other amounts that were past due and outstanding under this Agreement or the Fee Schedule. At the end of the Term, if Member has satisfied all of its payment obligations and has otherwise complied with all of the terms and conditions of this Agreement, Company will refund any unapplied portion of the Security Deposit and Additional Security, if any, to Member within sixty (60) calendar days of the end of the Term.

5. RULES AND REGULATIONS. Member agrees to comply with the rules and regulations attached hereto as Exhibit A (the "Rules and Regulations") and acknowledges receipt of the most current copy of the Rules and Regulations with this Agreement. The Rules and Regulations are hereby incorporated by reference into this Agreement as if fully set forth in this Agreement. Company has the right to amend the Rules and Regulations and to supplement the same with other Rules and Regulations and all such amendments or supplemental Rules and Regulations shall be binding upon Member five (5) business days after Company's delivery of the same to Member. Nothing contained herein shall be construed to give Member or any other person or entity any claim, demand or cause of action against Company arising out of (a) the violation of the Rules and Regulations by any other member of Company or any other occupant of or visitor on the Premises or (b) the enforcement or waiver of the Rules and Regulations by Company in any particular instance. To the extent that

6. RESTRICTION ON HIRING COMPANY'S EMPLOYEES. Member acknowledges and agrees that Company's employees, contractors and agents are an essential part of Company's ability to deliver the Office Services. Member agrees that, during the Term and for a period of six (6) months after the expiration or termination of the Term, Member will not hire, engage or solicit to hire or engage any of Company's employees, contractors or agents without the prior written consent of Company, which consent may be granted or denied in Company's sole discretion. If Member does hire or engage any of Company's employees, contractors or agents without the prior written consent of Company, then Member agrees that Company's actual damages would be difficult to determine and therefore Member agrees to pay liquidated damages in the amount of one-fifth (1/5) of the annual base salary or other compensation of the employee, contractor or agent that Member hires or engages. Member agrees that this liquidated damage amount is fair and reasonable.

7. LICENSE AGREEMENT. THIS AGREEMENT IS NOT A LEASE OR ANY OTHER INTEREST IN REAL PROPERTY. IT IS A CONTRACTUAL ARRANGEMENT THAT CREATES A REVOCABLE LICENSE. Company retains all rights to legal possession and control of the Premises and the space or spaces provided by Company. This Agreement and Company's provision of the space(s) and other Office Services specified in the Fee Schedule are subject and subordinate to the terms of Company's lease (the "Lease") with the landlord of the building in which the Premises are located (the "Landlord"). This Agreement terminates automatically upon any termination of the Lease or the termination of the operation of Company or the Premises for any reason. In addition, Company has the right to terminate this Agreement if the Landlord requires such termination due to Member's use of the Premises or the nature or type of Member's business or organization. Member acknowledges and agrees that Member has no rights or claims whatsoever under the Lease or with respect to the Landlord by virtue of this Agreement or otherwise. Upon expiration or termination of this Agreement, Member's license to use and occupy any Office Services or space(s) provided by Company is revoked, and Member shall immediately remove all of its personal property and vacate the Premises as of the date of expiration or termination of this Agreement. Company is not responsible for any of Member's property left on the Premises after the date of expiration or termination of this Agreement. If Member does not remove any portion of Member's property after date of expiration or termination of this Agreement, then Member shall be conclusively deemed to have abandoned and conveyed such property to Company. Company will give reasonable effort to provide notice to Member; thereafter, at Company's option, Company may remove and store such property and Member shall pay to Company all costs of such removal and storage upon demand.

8. DAMAGES AND INSURANCE. Member is responsible for any damage or defacement directly or indirectly caused by Member or any of Member's Representatives to the Premises or Member's space(s), ordinary wear and tear excepted. In addition, Member is responsible for any damage or defacement directly or indirectly caused by Member or any of Member's Representatives to the building where the Premises are located, its common areas, its parking facilities or any other parking facilities provided by Company. Company has the right to inspect the condition of Member's space(s) from time to time and to make any necessary repairs. Any repairs made by Company for any damage or defacement that is beyond ordinary wear and tear shall be at Member's sole cost and expense and shall be payable on the first calendar day of the month following Company's notice to Member of such repairs. Member is responsible for insuring Member's personal property and Member's Representatives against all risks and, if Member elects not to obtain such insurance, Member does so at its own risk. Member retains the risk of damage, theft, or loss of or to Member, irrespective of whether it is in the possession of Company or Member. Member agrees to waive any right of recovery against Company and the Landlord, and their respective officers, directors, managers, employees, contractors, shareholders, members, partners, agents, representatives and affiliates, for any damage, theft or loss to Member, Member's Representatives or their respective items of personal property. It is understood that all property in Member's space(s) or anywhere else on the Premises is in Member's possession and under Member's control. Without limiting the foregoing, Company is not responsible, and shall have no liability, for any lost or stolen packages or mail, and Member is responsible, at Member's sole cost and expense, for making any arrangements necessary to ensure that Member's packages or mail does not get lost or stolen or obtaining any insurance to insure against the risk of lost or stolen packages or mail.

9. DEFAULT AND TERMINATION BY COMPANY. Member is in default under this Agreement if: (a) Member fails to abide by, or to cause Member's Representatives to abide by, the Rules and Regulations; (b) Member does not pay any amount payable by Member hereunder on the designated payment date and after written notice of Member's failure to pay, Member does not pay within three (3) calendar days after the date of such notice; or (c) Member does not otherwise comply with the terms of this Agreement. If any non-compliance by Member is unrelated to payment Member will be given written notice of the non-compliance and Member will have ten (10) calendar days from the date of such notice to correct the non-compliance (unless the default cannot be corrected, in which event no cure period will apply). Company has the right to terminate this Agreement at any time by delivering a written notice to Member: (1) if Member fails to cure a default within the applicable cure period or if the default cannot be cured; (2) if Member repeatedly defaults under this Agreement, in which case no cure period shall apply; or (3) if Member uses the Premises, the Office Services or its space(s) for any illegal or unauthorized operations or purposes. If Company terminates this Agreement under this Section 9, then Member shall nevertheless remain liable for the Basic Monthly Fees which would have been payable

for the remainder of the Term had this Agreement not been terminated. If Member defaults on its obligations under this Agreement, Member agrees that Company may cease to provide any and all services, including without limitation access to Member's space(s), parking, and telephone, messaging, and Internet services, without notice or the need to initiate any legal process. Member shall pay Company upon demand any costs, including without limitation reasonable attorneys' and other legal fees, incurred by Company in enforcing the terms of this Section 9.

10. EARLY TERMINATION BY MEMBER AND EARLY TERMINATION FEE. Member may terminate this Agreement prior to the expiration of the Initial Term ("Early Termination") by providing Company with a written notice ("Early Termination Notice") specifying the date on which Member wishes the Early Termination to be effective (the "Early Termination Date") at least thirty (30) calendar days prior to the Early Termination Date; provided, however, that Member pays Company an amount ("Early Termination Fee") equal to:

- (a) the absolute difference, if any, between (i) Member's Basic Monthly Fees as specified on the Fee Schedule and (ii) Company's then-current standard Basic Monthly Fees that would have applied to Member if the Initial Term under this Agreement was originally equal to the highest then-current standard initial term of Company that includes the number of months and days during the actual Term of this Agreement after giving effect to the Early Termination through and including the Early Termination Date (the "Early Termination Term") (e.g., for clarification purposes and by way of example but not limitation, Company's then-current standard Basic Monthly Fees for a three-month initial term if the Early Termination Term is between one and three months, for a six-month initial term if the Early Termination Term is between six and twelve months, etc.),
- (b) multiplied by the number of months and days (on a pro-rated basis in the case of days) included in the Early Termination Term.

As a condition precedent to the effectiveness of any Early Termination Notice and any Early Termination specified therein, Member must pay Company the Early Termination Fee on or before the date of the Early Termination Notice. If Member fails to satisfy any of the terms and conditions of this Section 10 with respect to an Early Termination, the otherwise applicable terms and conditions of this Agreement and the Fee Schedule shall continue to control and be in full force and effect.

1-mo: **\$1925** 3-mo: **\$1825** 6-mo: **\$1725** 12-mo: **\$1625**

11. COMPANY'S LIMITATION OF LIABILITY. Member acknowledges and agrees that, due to the imperfect nature of verbal, written and electronic communications, neither Company nor the Landlord or any of their respective officers, directors, managers, employees, contractors, shareholders, members, partners, agents, representatives and affiliates shall be responsible for any direct, special, consequential or punitive damages, that may result from the failure of Company to furnish any service, including but not limited to the service of conveying messages, communications (including but not limited to telephone and internet service) or any other utility or services. Member's sole remedy and Company's sole obligation for any failure to render any service, any error or omission, or any delay or interruption of any service, is limited to an adjustment to Member's bill in an amount equal to the charge for such service for the period during which the failure, delay or interruption continues. WITH THE SOLE EXCEPTION OF THE REMEDY DESCRIBED ABOVE, Member EXPRESSLY AND SPECIFICALLY AGREES TO WAIVE, AND AGREE NOT TO MAKE, ANY CLAIM FOR ANY DIRECT, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST BUSINESS OR PROFITS, ARISING FROM ANY FAILURE TO FURNISH ANY SERVICE, ANY ERROR OR OMISSION WITH RESPECT THERETO, OR ANY DELAY OR INTERRUPTION OF SERVICES. WITH REGARD TO ANY SERVICES PROVIDED BY COMPANY, COMPANY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

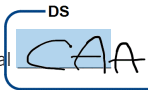
Initial ^{DS} CAA

12. RENEWAL/NOTICE REQUIREMENT. UNLESS TERMINATED IN ACCORDANCE WITH SECTION 9 OR 10 ABOVE, THIS AGREEMENT CANNOT BE TERMINATED DURING THE INITIAL TERM AND WILL AUTOMATICALLY RENEW UPON EXPIRATION OF THE INITIAL TERM AS PROVIDED IN SECTION 3 ABOVE AT THE THEN-CURRENT RATES FOR THE SPACE(S) AND/OR OFFICE SERVICES PROVIDED BY COMPANY, AS OTHERWISE AGREED BY COMPANY AND MEMBER. MEMBER MUST PROVIDE WRITTEN NOTICE AT LEAST ONE (1) MONTH PRIOR TO THE EXPIRATION OF THE INITIAL TERM OR OTHER DATE AFTER THE INITIAL TERM THAT MEMBER WOULD LIKE THIS AGREEMENT TO TERMINATE IN ORDER TO TERMINATE MEMBER'S RENEWAL. NOTWITHSTANDING THE FOREGOING, COMPANY MAY TERMINATE THIS AGREEMENT UPON OR AFTER EXPIRATION OF THE INITIAL TERM FOR ANY REASON BY PROVIDING MEMBER WRITTEN NOTICE ONE (1) MONTH PRIOR TO THE DATE OF TERMINATION. BY INITIALING IN THE PLACE PROVIDED BELOW, MEMBER HEREBY ACKNOWLEDGES AND AGREES TO THE TERMS OF THIS SECTION 12^{DS}

Initial CAA

13. PARKING. Company has reserved a certain number of parking spaces at a parking lot located at 730 S. Cloverdale Ave. (the "Parking Lot"). During the Term of this Agreement, Company grants Member a limited revocable license for Member and Member's Representatives to park their motor vehicles in the Parking Lot on a first-come-first-served basis solely during the hours that they are using their reserved

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space(s) in the Premises under this Agreement. Any vehicles parked in the parking Lot by Member or any of Member's Representatives greater than one-half hour prior to the start time or one-half hour after the end time of their reserved space(s) under this Agreement shall be deemed to be parked illegally. Company reserves the right to tow any illegally parked motor vehicles in the Parking Lot at the sole cost and expense of the owner of the illegally parked motor vehicle. Company may, in Company's sole discretion, revoke Member's license under this Section 13 by written notice to Member at any time and without the need to initiate any legal process. MEMBER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT THIS LIMITED REVOCABLE LICENSE IS PROVIDED BY COMPANY TO MEMBER SOLELY FOR THE CONVENIENCE OF MEMBER AND MEMBER'S REPRESENTATIVES, THAT NO SECURITY IS PROVIDED AT THE PARKING LOT AND THAT THE USE OF THE PARKING LOT BY MEMBER AND MEMBER'S REPRESENTATIVES IS AT MEMBER'S AND MEMBER'S REPRESENTATIVES' OWN RISK. COMPANY SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY LOSS, DAMAGE OR THEFT OF ANY PROPERTY OR ANY INJURY OR DEATH TO ANY PERSONS RESULTING FROM THEIR USE OF THE PARKING LOT. MEMBER EXPRESSLY AND SPECIFICALLY AGREES TO WAIVE, AND AGREES NOT TO MAKE, ANY CLAIM AGAINST COMPANY FOR ANY LOSS, DAMAGE, THEFT, INJURY OR DEATH ARISING FROM MEMBER'S OR MEMBER'S REPRESENTATIVES' USE OF THE PARKING LOT. IN ADDITION, COMPANY MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE AVAILABILITY OF PARKING IN THE PARKING LOT OR OTHERWISE AT OR NEAR THE PREMISES AT ANY TIME, AND MEMBER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM ANY PARKING CHARGES OR PENALTIES THAT MAY BE IMPOSED BY LANDLORD OR ANY GOVERNMENTAL AUTHORITY DUE TO MEMBER'S OR ANY MEMBER'S REPRESENTATIVES' USE OF ANY PARKING FACILITY AT OR NEAR THE PREMISES.

Initial 

14. INTERNET SERVICES. At Member's election and for an additional cost as specified in the Fee Schedule, Company will provide Member with shared access to an Internet connection ("Internet Service"). Company's basic Internet Service will be provided through a dynamic Network Address Translation ("NAT") IP address, which changes over time. The NAT IP addresses are behind Company's firewall and do not provide direct inbound access. At Member's election, Company will provide a static IP address for a further additional charge. Only one device may be connected to the Internet Service for each "Internet Access" connection subscribed to by Member. At Member's election, Company may allow access for an additional device for a further additional charge.

(a) MEMBER SHALL BE RESPONSIBLE FOR ALL USER ACCESS AND NETWORK ACCESS SECURITY, SUCH AS CONTROL OVER WHICH USERS USE THE INTERNET SERVICE AND HAVE ACCESS TO PASSWORDS AND OTHER SECURITY MEASURES, WITH RESPECT TO MEMBER AND ALL OF MEMBER'S REPRESENTATIVES. COMPANY SHALL NOT BE RESPONSIBLE FOR ANY LOSS, DAMAGE, LIABILITY, CLAIM OR EXPENSE ARISING FROM ANY BREACH, VIOLATION OR MISCONDUCT RELATED TO SUCH USER ACCESS OR NETWORK ACCESS SECURITY. MEMBER ACKNOWLEDGES THAT COMPANY WILL NOT BE PROVIDING USER ACCESS SECURITY OR VIRUS PROTECTION OF ANY KIND, AND MEMBER AGREES THAT MEMBER SHALL HAVE THE SOLE RESPONSIBILITY FOR DETECTING AND PREVENTING AGAINST ANY NETWORK SECURITY BREACHES AND COMPUTER VIRUSES. IN ALL CASES, COMPANY SHALL IN NO WAY BE RESPONSIBLE FOR EXTERNAL ATTACKS, SECURITY BREACHES OR COMPUTER VIRUSES MADE ON MEMBER'S COMPUTER(S) OR OTHER DEVICE(S).

(b) Member shall use the Internet Service only for accessing the Internet, and Member shall not use the Internet Service as a server site for ftp, telnet, chat, video conferencing, e-mail hosting, web hosting or other similar Internet services without Company's prior written approval, which approval may be withheld in Company's sole discretion. To protect member workstations, inbound access to the internal LAN is blocked at the firewall. However, if Member requires usage of inbound remote control software or Virtual Private Networks, Company, at its election and at an additional charge to Member, may allow this type of inbound access on an as-requested basis.

(c) Member will be charged for any unauthorized access to the Internet from the date of initial move in. Company shall have the right to terminate Internet Service to Member for any unauthorized or illegal use of or access to the Internet by Member or Member's Representatives.

(d) Company may elect to reassign new IP address(es) at any time. If Company detects inordinate amounts of bandwidth consumption and/or connections in excess of one connection for each "Internet Access" connection subscribed to by Member, Company reserves the right to either: (i) temporarily block Member's Internet Services; (ii) disallow Internet Services usage above a pre-determined threshold; or (iii) charge Member for the excess bandwidth or additional connections used. Any such election by Company shall not constitute a waiver of Company's right to terminate this Agreement due to any breach by Member of the provisions of this Section 14.

(e) Member shall be subject to, and Member's use of the Internet Service shall be limited by, all applicable laws, rules and regulations and any additional rules and regulations that Company may impose in connection with use of the Internet Service. Company shall have the right to terminate Internet Service to Member if Member violates any such laws, rules and regulations. If Company is informed

by any governmental authority of inappropriate or illegal use by Member of the Internet Service or any of Company's space(s), facilities or services, Company may terminate Member's Internet Service immediately without notice or the need to initiate any legal process. MEMBER SHALL INDEMNIFY, DEFEND AND HOLD COMPANY HARMLESS FROM AND AGAINST ANY LOSS, LIABILITY, CLAIM, ACTION OR EXPENSE ARISING FROM CONTENT DISSEMINATED OR USE OF THE INTERNET SERVICE BY MEMBER OR MEMBER'S REPRESENTATIVES. COMPANY MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING BANDWIDTH SPEEDS FOR THE INTERNET SERVICE.

Initial 

15. HANDLING OF MAIL.

(a) During the Term of this Agreement, Company grants a limited revocable license to receive mail, packages or other items addressed to Member at the Premises and shall place all mail, packages or any other items addressed to Member and received at the Premises in or next to Member's designated mailbox in the common mailbox area located in the Premises. Member acknowledges and agrees that Member's designated mailbox is not secured and is open and accessible to any of Company's other members and any other persons who have access to the Premises. It is the sole responsibility of Member to check its designated mailbox frequently and to receive any mail, packages or any other items addressed to Member at the Premises. If Member's designated mailbox becomes full or Member neglects to receive any mail, packages or other items addressed to Member at the Premises, then Company may, in its sole discretion, (i) store any of Member's excess mail, packages or other items at Member's sole cost and expense or (ii) dispose of any of Member's excess mail, packages or other items at Member's sole risk. In addition, Company may, in its sole discretion, terminate Member's designated mailbox and revoke Member's license under this Section 15(a) by written notice to Member at any time and without the need to initiate any legal process. COMPANY SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY LOST, STOLEN OR MISPLACED MAIL, PACKAGES OR OTHER ITEMS ADDRESSED TO MEMBER AT THE PREMISES AND MEMBER EXPRESSLY AND SPECIFICALLY WAIVES, AND AGREES NOT TO MAKE, ANY CLAIM AGAINST COMPANY ARISING FROM ANY LOST, STOLEN OR MISPLACED MAIL, PACKAGES OR OTHER ITEMS.

(b) Upon the expiration or termination of this Agreement, Member must notify all parties from who Member receives mail of Member's change of address. MEMBER AGREES NOT TO FILE A CHANGE OF ADDRESS FORM WITH THE POSTAL SERVICE. Filing of a change of address form may forward all mail addressed to the Premises to Member's new address. In addition, all telephone and facsimile numbers and IP addresses provided by Company are the property of Company. These numbers will not be transferred to Member at the expiration or termination of this Agreement. Upon the expiration or termination of this Agreement, if Member provides a written request to Company to hold Member's mail and facsimiles addressed to or received on behalf of Member at the Premises, Member will pay a termination fee of \$50.00 to cover the cost of holding Member's mail and facsimiles for a period of thirty (30) calendar days after the Term. Company shall hold Member's mail and facsimiles for pick-up by Member or, at Member's request and sole cost and expense, delivery to Member during such 30-day period, but will have no obligation to hold any of Member's remaining or new mail or facsimiles after such 30-day period. Company may dispose of any of Member's remaining or new mail or facsimiles at the expiration of such 30-day period, unless Member requests the continuation of such mail and facsimile holding services at Company's then-current rates or after the expiration of termination of this Agreement if Member does not request such mail and facsimile holding services upon or prior to the expiration or termination of this Agreement.

16. RELOCATION. Unless Member has reserved a designated office space as specified on the Fee Schedule, Company reserves the right to relocate Member to any other equal or better space(s) in the Premises from time to time. Company reserves the right to show any space(s), including, without limitation, any designated office space(s) to prospective members and will use reasonable efforts not to disrupt your business and activities.

17. NOTICES. All notices, requests, demands and other communications under this Agreement (a) shall be in writing, (b) must be given in person at the Premises, by registered or certified mail (postage prepaid) or overnight or hand delivery with proof of delivery, (c) shall be deemed to have been given on the date of actual receipt if delivered in person or by overnight or hand delivery service, or three (3) business days after mailing and (d) must be addressed to the party at the following address or any other address that either party may designate to the other party in accordance with this section:

If to Company: Jerome C. Chang BLANKSPACES Experience, LLC 5405 Wilshire Blvd Los Angeles, CA 90036	If to Member: Claire Arnaud Aubour SplAshPR Agency SplAshPR Agency Corp SplAshPR Agency corp
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18. MEDIATION; CHOICE OF VENUE; GOVERNING LAW. In the event a dispute arises under this Agreement, Member agrees to submit the dispute to mediation.

If mediation does not resolve the dispute, Member agrees that the matter will be submitted to arbitration pursuant to the procedure established by the American Arbitration Association in the metropolitan area in which the Premises are located, unless Company elects not to have the dispute resolved through arbitration. The decision of the arbitrator will be final and binding on the parties. The non-prevailing party as determined by the arbitrator shall pay the prevailing party's reasonable attorneys' fees and costs of the arbitration. Furthermore, if a court decision prevents or Company elects not to submit this matter to arbitration, then the non-prevailing party as determined by the court shall pay the prevailing party's reasonable attorneys' fees and costs. Nothing in this Section 17 shall prohibit Company from seeking equitable relief, including, without limitation, any action for removal of Member from the Premises after the license granted under this Agreement has been terminated or revoked. Each party consents to non-exclusive jurisdiction in Los Angeles County for the purposes of any mediation, arbitration, action, suit or proceeding arising out of, relating to or in connection with this Agreement and waives any objection to venue therein and any defense based on forum non conveniens or similar theories. This Agreement shall be governed by the laws of the State of California without giving effect to its principles regarding conflicts of laws.


19. MISCELLANEOUS. Member may not assign this Agreement without Company's prior written consent, which consent may be granted or withheld in Company's sole discretion. No assignment shall release Member from Member's liability under this Agreement. This Agreement constitutes the entire agreement of the parties with regard to the subject matter of this Agreement and supersedes any and all prior or contemporaneous agreements, documents, writings or understandings between the parties, whether oral or written, that would modify or otherwise amend any of the terms and conditions contained herein. If possible, any provision contained in this Agreement that is determined to be invalid, illegal, unenforceable or contrary to any applicable law or public policy shall be interpreted to reflect the original intent of the parties as closely as possible without being invalid, illegal, unenforceable or contrary to any applicable law or public policy. If any provision contained in this Agreement is finally judicially determined to be invalid, ineffective, unenforceable or contrary to any applicable law or public policy in its entirety, then the determination will apply only in the jurisdiction in which such final adjudication is made and such provision will be deemed severed from this Agreement for purposes of such jurisdiction only, but every other provision of this Agreement will remain in full force and effect. This Agreement may not be amended or modified, except in writing signed by both parties. If more than one party signs this Agreement as Member, the obligations of such parties shall be joint and several. The terms of this Agreement are confidential. Neither Company nor Member may disclose the terms of this Agreement to a third party without the other's consent, unless in connection with legal proceedings or unless required to do so by law or an official authority. Disclosure of the terms of this Agreement to another Member of Company or a third party without our written approval may result in the immediate termination of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this MEMBER SERVICES AGREEMENT by their duly authorized representatives as of the date first written above.

COMPANY:
BLANKSPACES, LLC


By: Jerome C. Chang
Its: President and Manager

MEMBER: **SpLASHPR Agency**

Company DocuSigned by:

By: Claire Arnaud-1895704113D483...
Print Name
Its: _____
Title

**EXHIBIT A****TO MEMBER SERVICES AGREEMENT (THE "AGREEMENT")****RULES AND REGULATIONS**

1. During the Term and subject to the terms and conditions of the Agreement, Member may reserve any available space or spaces for any available time slot (each, a "Reserved Space") on a first-come-first-served basis through Company's online reservation system for up to the number of people, the number of space(s) and the number of hours each month set forth on the Fee Schedule. Member acknowledges and agrees that, if Member fails to utilize a Reserved Space or to confirm Member's use of a Reserved Space by e-mail or telephone call to Company within thirty (30) minutes of the start time for such Reserved Space, then Member shall nonetheless be charged for its use of such Reserved Space and Company may allow any of its other members to use the Reserved Space for the remainder of the time such Reserved Space was previously reserved by Member.

2. Member's license to use any space or spaces set forth on the Fee Schedule is limited to the number of people set forth on the Fee Schedule. If the number of people on the Premises attributable to Member regularly exceeds Member's designated number of people as set forth on the Fee Schedule for more than two (2) hours per day, then Company reserves the right, at Company's sole discretion, to remove such additional people, deny such additional people access to the Premises or charge Member for such additional people at Company's then-current rates.

3. The electrical current shall be used for ordinary lighting purposes and to run desktop or laptop computers only unless written permission to do otherwise shall first have been obtained from Company at an agreed charge to Member.

4. Subject to availability, Member may reserve a conference room or a dedicated office on the Premises for a total number of hours per month as specified on the Fee Schedule. Member may not carry over unused time to future months. Any usage over the allowance shall be subject to the charges as set forth on the Fee Schedule. Immediately following Member's use of the conference room or dedicated office and/or any audio/visual equipment in such conference room or dedicated office, Member shall clean up and return the space(s) to the state and condition it was prior to Member's use. If Member does not, Company may charge Member for any expenses required to restore the space(s) and/or equipment to its original condition.

5. Noise levels shall be conducive to a professional environment and shall not interfere with or annoy other members of Company. Member and all of Member's Representatives shall conduct themselves in a businesslike manner and proper attire will be worn at all times. Member shall not use, keep or permit to be used or kept any foul or noxious gas or substance in Member's space(s) or other areas on the Premises, or permit Member's space(s) or other areas on the Premises to be occupied or used in a manner tending to create a nuisance or to disturb any other occupant of any part of the Premises or the building in which the Premises are located (the "Building") or interfere in any way with other occupants or those having business therein.

6. Canvassing, soliciting and peddling in or around the Premises or the Building are prohibited. Member shall not provide or offer any services to other members of Company, if such services are available from Company.

7. Member shall not mark, drive nails, screw, drill into, paint or affix anything to the walls of the Premises, the Building or Member's space(s) without the prior written consent of Company (which consent may be granted or withheld in Company's sole discretion), nor in any way deface or damage the Premises or the Building or any part thereof. The expense of remedying any defacement, breakage or damage resulting from a violation of this rule shall be borne by Member.

8. Member shall not conduct any activity on the Center or in or around the Building, which in the sole judgment of Company or the Landlord will create excessive traffic or is inappropriate to an executive office suite environment.

9. Member shall not conduct business in the corridors or any other areas, except in its designated space(s) or reserved conference rooms. Member shall not block or congregate in the common areas and those areas must be kept neat and attractive at all times. Member shall not prop open any corridor doors, exit doors or doors connecting corridors during or after business hours. Member shall not obstruct any corridors, halls, elevators or stairways or use any corridors, halls, elevators or stairways for any purpose other than normal egress and ingress.

10. No advertisement, identifying signs, personal items or artwork or other notices shall be inscribed, painted or affixed on any part of the corridors, doors, public areas

or spaces. In addition, Member shall not erect or install or otherwise utilize signs, light symbols, canopies, awnings, window coverings or other advertising or decorative matter on the windows, walls, doors or other areas visible from the exterior of the Premises, Building or Member's space(s).

11. Without Company's prior written consent (which consent may be granted or withheld in Company's sole discretion), Member shall not utilize any "mass market", direct mail or other advertising (e.g., newspaper advertisements, classified advertisements, billboards, etc.) using Company's assigned phone number or take any action that would generate an excessive amount of incoming calls.

12. Member shall not use cooking equipment on the Premises other than the microwave oven(s) located in the designated kitchen area(s).

13. Member shall not use or store or bring into the Premises or into or around the Building any oil, burning fluids (or candles), gasoline, kerosene, explosives or any other inflammable, combustible or hazardous materials.

14. Member shall not bring any animals (except seeing eye dogs) into the Premises or into or around the Building, nor shall any bicycles or vehicles be brought in or kept in or around the Premises or the Building.

15. Member shall not remove furniture, fixtures or decorative material from any space(s) or common areas without the prior written consent of Company (which consent may be granted or withheld in Company's sole discretion).

16. Member shall not use the Premises or the Building for manufacturing or storage of merchandise without the prior written consent of Company (which consent may be granted or withheld in Company's sole discretion), except as such storage may be incidental to general office purposes.

17. Member shall not use or sell liquor, narcotics or tobacco in any form in or around the Premises or the Building.

18. Member shall not use any of the space(s) or any area in or around the Premises or the Building for lodging, sleeping or any immoral or illegal purposes.

19. Member shall not modify existing locks or install additional locks or bolts of any kind on any of the doors or windows of the Premises or the Building.

20. Before leaving any space(s) unattended for an extended period of time, Member shall close and securely lock all doors and shut off all lights and other electrical equipment. Member shall be responsible for any loss, damage or theft resulting from any failure to do so.

21. Company shall not be responsible for any loss, damage or theft of any property belonging to Member or any of Member's Representatives.

22. While on the Premises, Member and Member's Representatives shall use only the copy machine, printer and scanning equipment and services provided by Company at Company's standard rates.

23. Neither Member nor any of Member's Representatives shall participate in any type of harassment or other disruptive behavior, whether verbal or physical, in or around the Premises or the Building. Company and the Landlord reserve the right to exclude or expel from the Premises and the Building any person who, in the sole judgment of Company or the Landlord is under the influence of liquor or drugs, or who in any manner violates any of these Rules and Regulations or the terms and conditions of the Agreement.

24. Company and the Landlord shall have the right to limit the weight and size (and to designate the locations of) all safes, file rooms, libraries and other heavy property in Member's space(s). Maximum uniform floor loading allowed is sixty-five (65) pounds per square foot.

25. Member shall not use or permit to be used in Member's space(s) or elsewhere in or around the Premises or the Building anything that will increase the rate of insurance on the Building or any part thereof, nor permit anything that may be dangerous to life or limb.

26. Member and all of Member's Representatives shall obey all traffic and parking regulations as posted on or around the Building. Member is responsible for informing all of Member's Representatives of such traffic and parking regulations. Neither Company nor the Landlord shall be responsible for any tickets issued to or towing of



27. The toilet rooms, urinals, wash bowls, other bathroom apparatuses and other common areas shall not be used for any purpose other than that for which they were constructed, and no foreign substance of any kind whatsoever shall be thrown therein. The expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the Member who, or whose Member's Representatives, have caused it.

28. No furniture, packages, supplies, equipment or merchandise will be received in the Building or carried up or down in the elevator except between such hours and in such elevators as shall be designated by Company or the Landlord. Neither Company nor the Landlord shall be responsible for any loss, damage or theft to any of the items above referred to above, and Member will be responsible for the cost of repairing any damage done to the Premises or the Building by moving or maintaining any such items.

29. On Saturdays, Sundays and legal holidays, and after the normal business hours established by Company or the Landlord, access to the Premises, the Building or the halls, corridors, elevators or stairways in the Building or to the Premises may be refused unless the person seeking access has a pass or is properly identified. Neither Company nor the Landlord shall in any case be liable for any loss or damages for any error with regard to the admission to or exclusion from the Premises or the Building of any person. In case of invasion, mob, riot, public disturbance or other commotion, Company or the Landlord reserves the right to prevent access to the Premises or the Building during the continuance of the same for the safety of the occupants and protection of the property in the Premises or the Building.

30. Member shall deposit all garbage in the receptacles Company and the Landlord provide for garbage and will not leave or accumulate any boxes, packaging material or other trash of any kind on or around the Premises, the Building or any common areas. Member shall not throw any objects out of doors, windows or skylights or down any of the passageways of the Premises or the Building.

31. No auction, quitting business, bankruptcy, fire or similar sales shall be conducted on or around the Premises or the Building.

32. Member acknowledges that food is to be covered at all times when transported throughout the Premises and the Building. The refrigerator(s) located in the designated kitchen area(s) are provided for the convenience of Member and Member's Representatives and shall be used solely for the storage of food and beverage items. Member and Member's Representatives shall store their food and beverage items in the refrigerator(s) at their own risk and shall clearly mark each food or beverage item with the name of the person to whom each item belongs and the date each item was placed in the refrigerator(s). The refrigerator(s) shall be cleaned out at [4:00 pm] each Friday afternoon. Any food or beverage items left in the refrigerator(s) at such time will be thrown out. Member is responsible for informing all of Member's Representatives of these requirements.

33. All exterior blinds in or around Member's space(s) shall be kept either all the way up or all the way down to maintain Class A appearance in the Building.

34. Company reserves the right to make such other Rules and Regulations that in its judgment may from time to time be needed for the safety, care and cleanliness of the Premises or the Building. Provided that Members have been reasonably notified of such new rules and regulations, Company shall not be responsible for the failure of any other member or their employees, contractors, agents, designees, invitees or affiliates to comply with any of the Rules and Regulations, but shall use reasonable efforts to uniformly enforce all Rules and Regulations.

Communication from Public

Name: janet H Ritz

Date Submitted: 04/01/2020 02:18 AM

Council File No: 00-9999

Comments for Public Posting: I saw that the mayor put in a rent increase freeze for rent stabilized housing. That is going to make a huge difference and is much appreciated. Does this apply to people rent houses, town houses, and other properties, as so many do in LA? This is probable scenario without a freeze: landlords will raise rents with month-to-month housing or with lease renewals while people are sheltering in place. The tenants will not be able to look for other housing while they are staying inside. It would force them to sign leases that are beyond their ability to pay and lead to evictions down the line and homelessness. If a freeze were in place for all housing, not just apartments, that would give the tenant and landlord time to negotiate the lease without it being the tenant's fault since the freeze would come from the city. It would enable the tenant look at other housing if they can't afford the rent raise once the freeze lifts, instead of being forced to sign and agree to a rent raise they may not be able to afford. Many leases come up for renewal in the spring, including mine and others that I know. We need your help. Please expand the freeze to include all rental housing. Thank you.

Communication from Public

Name:

Date Submitted: 03/17/2020 07:37 AM

Council File No: 00-9999

Comments for Public Posting: Dear council member Wesson, We have a restaurant in the community of West Adams located at 4310 west Jefferson Blvd. Since the Coronavirus pandemic our restaurant has been hit hard. The recent forced closures are now putting us to financial ruin. Everything we have is invested in our business. Continuing rent and utilities will force us to bankruptcy. We need help. We need for our local government to protect us during these state of emergencies by acts of nature. Please consider us at your meeting today. Kind regards, -Kat

Communication from Public

Name: john milliken

Date Submitted: 03/17/2020 09:49 AM

Council File No: 00-9999

Comments for Public Posting: Dear Councilmember O'Farrell, I own multiple restaurants in the community of Silver Lake located at 3705 – 3709 W Sunset Blvd. Since the Coronavirus pandemic our restaurant has been hit hard. The recent forced closures are now putting us to financial ruin. Everything we have is invested in our business. Like most restaurants in California and specifically Los Angeles, we are fighting an uphill battle to profit even without the COVID-19 pandemic. Continuing to pay rent, utilities and other liabilities will force us to bankruptcy and countless jobs will be lost. We need help. We need for our local government to protect us during these state of emergencies by acts of nature. We look forward you fighting for our community and small businesses. Sincerely,

Communication from Public

Name: Tod Himmel/Dan Michaels

Date Submitted: 03/17/2020 12:38 PM

Council File No: 00-9999

Comments for Public Posting: We have a restaurant in the community of Sherman Oaks located at 12924 Riverside Drive. Since the Coronavirus pandemic our restaurant has been hit hard. The recent forced closures are now putting us to financial ruin. Everything we have is invested in our business. Continuing rent and utilities will force us to bankruptcy. We need help. We need for our local government to protect us during these states of emergency by acts of nature.

Communication from Public

Name: Sasha Ferguson

Date Submitted: 03/23/2020 02:48 PM

Council File No: 00-9999

Comments for Public Posting: I am urging you and the city council to put in place a rent freeze for 3 months. PLEASE VOTE IN FAVOR OF THE FREEZE.

Communication from Public

Name: adam brooks

Date Submitted: 03/27/2020 11:26 AM

Council File No: 00-9999

Comments for Public Posting: I am an LA tenant in Silverlake and unable to pay rent for April due to the crisis. Half of my income is dependent on ride share driving, which I cannot do because of the the "stay at home" order and to reduce the spread of the virus. I will not have enough money to pay rent for April and as long as infections are still rising. There are hundreds of thousands of people like me in LA right now whose only hope of not being left homeless in months to come, is for City Council and the Mayor to see that a rent moratorium is enacted during this time. We also need a rent freeze so that our rent due amount does not rise during this time. Please talk with Newsom and the major banks in CA to pass these measures like NYC is doing, establishing moratoriums on mortgages and property taxes. It's absolutely absurd to expect anyone to be able to provide backpay for time in which the government ordered they abstain from work, regardless of any proposed extension term or "grace period", especially considering LA has one of the highest cost of living in the country. That is stealing money from working class. If the houseless population is seen as a critical issue in LA now, not passing such measures will absolutely increase the the critical level of houselessness in LA. What will your action be?

Communication from Public

Name: Carina F

Date Submitted: 03/27/2020 11:35 AM

Council File No: 00-9999

Comments for Public Posting: I want there to be a rent freeze not delay. But there seems to be co trafictoring interests because my district council is made of a landlord's, and many more other districts. Can they not vote, or get there money somehow since that's what they care about. So WE dont lose our homes. West LA 90034

Communication from Public

Name: Judith Lovingfoss

Date Submitted: 04/01/2020 12:56 PM

Council File No: 00-9999

Comments for Public Posting: Stop rent from being due for the months of April and May! You won't allow us to work. How are we suppose to pay rent!