

02/01/2018

Jonathan Montalvo

Regal Valet L.L.C

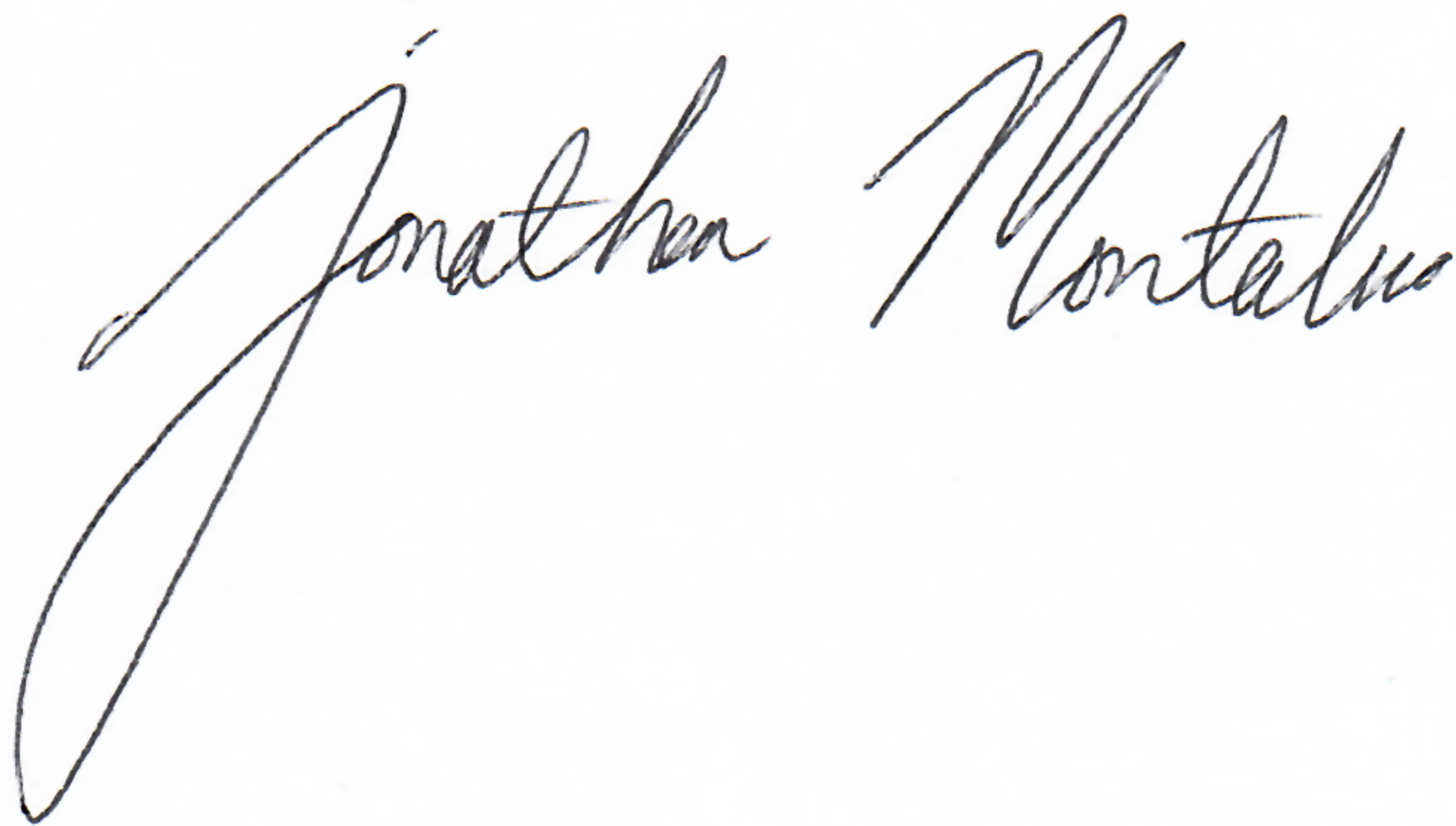
Mr. Ansari,

Thank you for letting me speak with you yesterday. I really enjoyed our talk and I am glad I had the chance of meeting you on such short notice. This letter is simply to state a proposal in simple and clear understanding. I would like the pleasure of leasing the parking premises located on **221 N Main St, McAllen, TX 78501**. The premises would solely be used for parking and nothing else. It will be used only during the weekends when school is not in session and during the hours when school is not open. The days would be Fridays, Saturdays and Sundays between the hours of 6pm-12pm. What I propose is the following:

- I will keep up with any maintenance of the premises (locks, gates, landscape & irrigation)
- Every Sunday any debris will be picked up from the premises
- Lease of \$500.00 Monthly
- Lastly, I will donate \$1,000 to your next successful fundraiser

Regardless of your decision please let me know at your earliest convenience. If you have any questions or concerns feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Montalvo". The signature is written in a cursive style with a large, sweeping initial "J" that loops around the first part of the name.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/16/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER THE KLEMENT AGENCY P.O. BOX 820 PROSPER TX 75078	CONTACT NAME: GREG KLEMENT	
	PHONE (A/C, No, Ext): (972) 562-7455 FAX (A/C, No): (972) 562-7129 E-MAIL ADDRESS: GREG@KLEMENTAGENCY.COM	
INSURED REGAL VALET LLC 720 S MAIN MCALLEN TX 78501-	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: CATLIN INSURANCE COMPANY	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

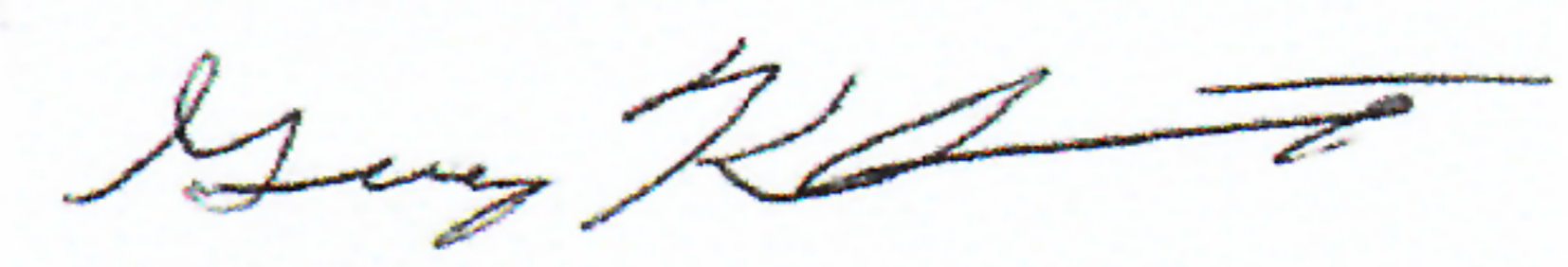
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GARAGE INSURANCE GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			4202602816	07/15/2017	07/15/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> VALET SER <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			4202602816	07/15/2017	07/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 ADDRESS: 105 SOUTH 17TH STREET, MCALLEN, TX 78501

CERTIFICATE HOLDER**CANCELLATION**

AI 114889

MCALLEN SPORTS 108 S. 16TH STREET MCALLEN TX 78501-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

Fax: () -

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PARKING LOT LEASE AGREEMENT

TERMS AND DEFINITIONS

02/01/2018

Horizon Montessori School

221 N Main St, McAllen, TX 78501

JONATHAN MONTALVO

400 RIO GRANDE DRIVE

MISSION, TEXAS 78572

PHONE: 956S15.7571

EMAIL: regalvaletservices@gmail.com

Premises: Tenant shall have the right to use the parking spaces from 6 p.m. to 12 a.m. only in the parking lot located at 221 North Main St, McAllen, Texas for the benefit of Tenant and his customers. TENANT MUST NOT DISTURB ANY DAY TIME TEACHERS, PARENTS, PRINCIPALS, STUDENTS OR EMPLOYEES in the 221 N. Main St, McAllen Texas 78501 Building.

Permitted Use: PARKING LOT USE ONLY and NO OTHER PURPOSE.

Term (months): Month to Month. Automatically renewed unless either party gives the other thirty (30) days advance written notice to terminate.

Commencement Date: March 2, 2018

Termination Date: Lease continues on a month to month basis. Either party may terminate on thirty (30) days written notice to the other.

Security Deposit: NONE

Base Rent (monthly): \$500.00 per month due on the FIRST (1st) day Of every month.

Amount of Liability Insurance

Death/Bodily Injury. \$1,000,

Property \$ 500,000.00

Such policy shall name Landlord (and its property management company and any of its affiliates, subsidiaries, successors and assigns designated by Landlord) and Tenant as the insureds.

"Rent" means base rent plus any other sums of money due Landlord by Tenant.

"Landlord" means Landlord and its agents, employees, invitees, licensees, or visitors. "Tenant" means Tenant and its agents, employees, invitees, licensees, or visitors.

A. Tenant agrees to-

1. Lease the premises for the entire term beginning on the commencement date and ending on the termination date.
2. Accept the premises in their present condition 'AS IS', the premises being currently suitable for Tenants intended use.
3. Obey all laws, ordinances, orders, and rules and regulations applicable to the use, condition, and occupancy of the premises, including the reasonable rules and regulations adopted by Landlord
4. Pay the Base Rent on or before the FIRST day of each month, as outlined in Base Rent section above.
5. N/A.
6. Pay a late charge of \$50.00 for any rent not received by Landlord by its due date.
7. Obtain and pay for all utility services used by Tenant.
8. Repair any damage to the premises caused by Tenant. Keep the parking lot clean and safe. Tenant shall pick up the trash in the parking lot
9. Maintain public liability insurance for the premises and the conduct of Tenant's business, naming Landlord as an additional insured, in the amounts stated in the basic lease terms and definitions.
10. N/A.
11. Deliver certificates of insurance to Landlord before the commencement date and thereafter when requested.
12. Indemnify, defend, and hold Landlord harmless from any loss, attorney's fees, damages, expenses, or claims arising out of use of the premises or the operation Of its business.

13. Vacate the premises on termination of this Lease and upon termination of this Lease to leave the premises in a clean neat and orderly condition. Tenant acknowledges that, except for the permission granted in this Agreement, the Tenant and its customers have no right to use the Landlord's parking lot.
- B. Tenant agrees not to—
 1. Use the premises for any purpose other than that stated in the basic lease terms and definitions.
 2. (a) Create a nuisance, (b) interfere with any other tenant's normal business operations or Landlord's management of the building at 1511 BEAUMONT, (c) permit any waste, or (d) use the premises in any way that is extra hazardous, would increase insurance premiums, or would void Insurance.
 3. Allow a lien to be placed on the premises
- C. Landlord agrees to—
 1. Lease to Tenant the premises for the entire term beginning on the commencement date and ending on the termination date.
- D. Landlord and Tenant agree to the following:
 1. Alterations. Tenant may not alter the Premises
 2. Abatement. Tenant's covenant to pay rent and Landlord's covenants are Independent of each other. Tenant shall not be entitled to abate rent for any reason.
 3. Release of Claims Subrogation. Landlord and Tenant release each other from any claim, by subrogation or otherwise, for any damage to the premises, the building, or personal property within the building, by of fire or the elements, regardless of cause, including negligence of Landlord or Tenant. This applies only to the extent that it is permitted by law, the damage is covered by insurance proceeds, and the release does not adversely affect any insurance coverage.
 4. Notice to Insurance Companies. Landlord and Tenant will notify the issuing insurance companies of the release set forth in the preceding paragraph and will have the insurance policies endorsed, if necessary, to prevent invalidation of the insurance coverage.
 5. Default by Landlord/Tenant's Remedies. Tenant's remedies for Landlord's default are to (a) sue for damages, and (b) if Landlord does not provide an essential service for thirty (30) days after default, terminate this lease. Landlord's liability, however, shall be limited to Landlord's interest in the building of which the premises are a part