



Elizabeth Comfort
Finance Director

Department of Finance

Public Services Building
2051 Kaen Road, Suite 490 | Oregon City, OR 97045

April 30, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Sublease Agreement with American Property Management for Justice Court parking lot spaces. Agreement Value is \$1,752 for 1 year. Funding is through Justice Court Fees and Fines. No County General Funds are involved.

Previous Board Action/Review: A two-year lease was approved May of 2024 for the sublease for five (5) parking spaces located on the Clackamas Town Center Mall property.

Performance Clackamas: The continued leasing of this project will ensure safe and healthy communities and assists in growing a vibrant economy.

Counsel Review: Yes

Procurement Review: N/A

Contact Person: Jeff Jorgensen

Contact Phone: 971-221-8033

EXECUTIVE SUMMARY: Clackamas County has requested additional parking spaces for use by Justice Court staff since 2019 at 11750 SE 82nd Avenue, Suite D, Happy Valley, Clackamas County Oregon. This lease increases the additional parking spaces increasing from five (5) to six (6).

The additional six (6) parking spaces are provided by a sublease agreement with Weston Investments dba American Property Management with Brookfield Properties, which are the owners of the Clackamas Town Center Mall.

In prior years the management company has offered two-year leases for the spaces, beginning January 2026 they are requesting one-year leases.

These requested six (6) parking spaces are used by Justice Court staff. A separate building lease includes twenty-four (24) non-assigned parking spaces in the parking lot along the front to the Justice Court facility for public use.

RECOMMENDATION: Staff respectfully recommends that the Board approve execution of the annual sublease agreement for the six (6) parking spaces.

Respectfully submitted,

Elizabeth Comfort
Elizabeth Comfort
Director Finance

For Filing Use Only

AMERICAN PROPERTY MANAGEMENT Parking Sublicense Agreement

1. PARTIES

This Parking Sublicense Agreement, dated January 27, 2026, is made between Weston Investment Co. LLC; dba, American Property Management ("Sublicensor"), and Clackamas County, a Municipal Subdivision of the State of Oregon ("Sublicensee").

2. MASTER LICENSE AGREEMENT

Sublicensor is the Licensee under a written Parking Lot Use License Agreement dated January 7, 2026, wherein Clackamas Mall LLC ("Licensor") granted a license to Sublicensor for the parking use of a portion of the parking lot located in the City of Clackamas, County of Clackamas, State of Oregon, described and identified in Exhibit "A" of the Parking Lot Use License Agreement attached ("Master License Agreement"). Said Parking Lot Use License Agreement is referred to as the "Master License Agreement" and is attached hereto as Exhibit "A".

3. PARKING

Sublicensor hereby sublicenses to Sublicensee on the terms and conditions set forth in this Parking Sublicense Agreement the following portion of the Master Premises ("Premises"): Six (6) unreserved parking spaces in the Assigned Location described in the Exhibit A attached.

4. WARRANTY BY SUBLICENSOR

Sublicensor warrants and represents to Sublicensee that the Master License Agreement has not been amended or modified except as expressly set forth herein, that Sublicensor is not now, and as of the commencement of the Term hereof will not be, in default or breach of any of the provisions of the Master License Agreement, and that Sublicensor has no knowledge of any claim by Licensor that Sublicensor is in default or breach of any of the provisions of the Master License Agreement. Sublicensor further warrants and represents that Licensor has granted Sublicensor permission to enter into this Parking Sublicense Agreement.

5. TERM

The Term of this Parking Sublicense Agreement shall commence on January 1, 2026 ("Commencement Date"), or when Licensor consents to this Parking Sublicense Agreement (if such consent is required under the Master License Agreement), whichever shall last occur, and shall end on December 31, 2026 ("Termination Date"), unless otherwise sooner terminated in accordance with the provisions of this Parking Sublicense Agreement. Use of six (6) unreserved parking spaces ("Possession") shall be delivered to Sublicensee on the commencement of the Term. If for any reason Sublicensor does not deliver Possession to Sublicensee on the commencement of the Term, Sublicensor shall not be subject to any liability for such failure, the Termination Date shall not be extended by the delay, and the validity of this Parking Sublicense Agreement shall not be impaired, but rent shall abate until delivery of Possession.

6. RENT

Minimum Rent. Sublicensee shall pay to Sublicensor as minimum rent, without deduction, set off, notice, or demand, at American Property Management, 2154 NE Broadway Suite #200, Portland, OR 97232, or at such other place as Sublicensor shall designate from time to time by notice to Sublicensee, the sum of one hundred forty-six and 00/100 dollars (\$146.00) per month from January 2026 through December 2026 in advance on the first day of each month of the Term. The maximum annual total payments authorized under this Parking Sublicense Agreement shall not exceed the sum of one thousand seven hundred fifty-two and 00/100 dollars (\$1,752.00).

7. USE OF PREMISES

The Premises shall be used and occupied only for Permitted Use described in the attached Master License Agreement and for no other use or purpose.

8. ASSIGNMENT AND SUBLETTING

Sublicensee shall not assign this Parking Sublicense Agreement or further sublet all or any part of the Premises.

9. **OTHER PROVISIONS OF PARKING SUBLICENSE AGREEMENT**

Sublicensee may only use six (6) unreserved parking spaces in accordance with the terms and conditions of the Master License Agreement.

10. **No Attorney Fees.** In the event any arbitration, action or proceeding, including any bankruptcy proceeding, is instituted to enforce any term of this Parking Sublicense Agreement, each party shall be responsible for its own attorneys' fees and expenses.

11. **NOTICES**

All notices and demands which may or are to be required or permitted to be given by either party on the other hereunder shall be in writing. All notices and demands by the Sublicensor to Sublicensee shall be sent by United States Mail, postage prepaid, addressed to the Sublicensee at the Premises, and to the address hereinbelow, or to such other place as Sublicensee may from time to time designate in a notice to the Sublicensor. All notices and demands by the Sublicensee to Sublicensor shall be sent by United State Mail, postage prepaid, addressed to the Sublicensor at the address set forth herein, and to such other person or place as the Sublicensor may from time to time designate in a notice to the Sublicensee.

To Sublicensor: Weston Investment Co. LLC; dba, American Property Management, 2154 NE Broadway, Suite #200
Portland, OR 97232

To Sublicensee: Clackamas County, 1710 Red Soils Court #200, Oregon City, OR 97045

12. **COMPLIANCE**

The parties hereto agree to comply with all applicable federal, state and local law, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and the Americans With Disabilities Act.

13. **INDEMNIFICATION**

Any obligation of Sublicensee to indemnify, hold harmless and defend another party shall only be to the extent provided by Article XI, Section 10 of the Oregon Constitution and the Oregon Tort Claims Act (ORS 30.260 through 30.300) from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, arising out of or based on damage or injuries to persons or property caused by the errors, omissions, fault or negligence of Sublicensee or Sublicensee's employee or agents.

14. **LIMITATION OF LIABILITIES**

This Parking Sublicense Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10, of the Oregon Constitution, and is contingent upon funds being appropriated therefore. Any provisions herein which would conflict with law are deemed inoperative to that extent.

Sublicensor: Weston Investment Co. LLC; dba,
American Property Management

By: [Signature]

Name: Larry Bricker

Title: Vice President of Commercial Property

Date: April 16, 2026

Sublicensee: Clackamas County, a Municipal Subdivision
of the State of Oregon

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form:

[Signature]

04/09/2026

Andrew Naylor
Assistant County Counsel

Sublicensor Initials WJ Sublicensee initial _____

EXHIBIT "A"

DocuSign Envelope ID: 9BA3902F-ACBB-4027-B86D-195CB11E94CD

Brookfield Properties

PARKING LOT USE LICENSE AGREEMENT (Long Term)

This Parking Lot Use License Agreement ("License") is made as of January 7, 2026 ("the Effective Date") between Weston Investment Co, a Oregon limited liability company ("Licensee"), and CLACKAMAS MALL L.L.C., a Delaware Limited Liability Company ("Licensor").

PURPOSE

A. Licensor is the owner of certain real property commonly known as Clackamas Town Center, located at 12000 S.E. 82ND AVE, SUITE 1093, HAPPY VALLEY, Oregon 97086-7736 (the "Property").

B. Licensee desires to obtain from Licensor, and Licensor is willing to grant to Licensee, a license to use certain portions of the parking lot located at the Property for the limited purposes set forth herein, subject to the terms and conditions of this License.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this License, the parties agree as follows:

LICENSE AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual agreements herein, the parties agree as follows:

1. **License.** Subject to Licensee's timely payment of the License Fees and the terms and conditions set forth in this License, Licensor grants to Licensee a revocable, non-exclusive license to use the portion of Licensor's parking lot at the Property as described and depicted on Exhibit A attached hereto and made a part of this License (the "Licensed Area") solely for the Permitted Use (as defined below). Licensee's rights under this License shall be at all times subject to the rights of the Licensor in and to the Property. This License shall be subject and subordinate to the terms and conditions of any documents to which Licensor is a party in connection with the Property including, without limitation, any mortgage, reciprocal easement agreement or lease, as such documents may be amended from time to time. This License is non-transferable by Licensee but shall be freely transferable by Licensor.

2. **Permitted Use.** Licensee shall use the Licensed Area for the sole purpose of parking of motor vehicles and conducting the following business activities during the Term of this License:

26 Parking Spaces

(the "Permitted Use") and for no other activity or purpose whatsoever. No additional activities or services may be added to the Permitted Use or conducted by Licensee from the Licensed Area without the prior written approval of Licensor, which approval may be withheld by Licensor in Licensor's sole and absolute discretion.

3. **Term.** Licensee shall be permitted to conduct the Permitted Use in the Licensed Area on January 1, 2026 (the "Commencement Date") and ending December 31, 2026 (the "Expiration Date"). The term of this License (the "Term") shall begin on the Commencement Date and end on the Expiration Date noted in this paragraph, unless earlier terminated in accordance with this License.

4. **License Fees; Payment Schedule.**

A. **License Fee.** In consideration for the rights and licenses granted under this License, Licensee shall pay to Licensor the fees as set forth in the payment schedule outlined below (the "License Fees"). Licensee

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shall pay the License Fees to Licensor according to the following schedule:

Total Fees: \$7,596.00

	<u>Invoice Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Sales Tax</u>	<u>Total Amount</u>
Pymt 1:	1/1/2026	1/1/2026	\$633.00	\$0.00	\$633.00
Pymt 2:	2/1/2026	2/1/2026	\$633.00	\$0.00	\$633.00
Pymt 3:	3/1/2026	3/1/2026	\$633.00	\$0.00	\$633.00
Pymt 4:	4/1/2026	4/1/2026	\$633.00	\$0.00	\$633.00
Pymt 5:	5/1/2026	5/1/2026	\$633.00	\$0.00	\$633.00
Pymt 6:	6/1/2026	6/1/2026	\$633.00	\$0.00	\$633.00
Pymt 7:	7/1/2026	7/1/2026	\$633.00	\$0.00	\$633.00
Pymt 8:	8/1/2026	8/1/2026	\$633.00	\$0.00	\$633.00
Pymt 9:	9/1/2026	9/1/2026	\$633.00	\$0.00	\$633.00
Pymt 10:	10/1/2026	10/1/2026	\$633.00	\$0.00	\$633.00
Pymt 11:	11/1/2026	11/1/2026	\$633.00	\$0.00	\$633.00
Pymt 12:	12/1/2026	12/1/2026	\$633.00	\$0.00	\$633.00

- B. **Payment.** Licensee shall pay all License Fees payable hereunder without notice or demand. Licensee's obligation to pay such License Fees constitutes an independent and unconditional obligation, unless otherwise expressly provided for in this License. Licensee waives all rights to withhold, deduct from, or offset, against any License Fees or other sums payable to Licensor by Licensee, for any reason whatsoever. Payments shall be made in accordance with payment instructions set forth below. If the License Fee, or any portion thereof, is not paid within ten (10) days of when due, the unpaid balance of all, or the then due portion, of the rent will be assessed a service fee of one and one-half percent (1.5%) per month to the extent allowed by law. Licensor will have the right to suspend and/or terminate this License and Licensor's access to the Property if Licensee fails to timely pay Licensor in accordance with the terms of this License. If it becomes necessary for Licensor to remove any or all property of Licensee from the Property as a result of Licensee's default, Licensee shall reimburse Licensor for all reasonable costs incurred in connection therewith upon fifteen (15) days' written notice.
- C. **Payment Address/Instructions.** Any fees and payments made by Licensee shall be made payable to the above Licensor at the payment address specified below:

LICENSOR PAYMENT ADDRESS:
 CLACKAMAS MALL L.L.C.
 CLACKAMAS TOWN CENTER
 PO BOX 860117
 MINNEAPOLIS, Minnesota 55486-0117

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5. Licensed Area.

- A. Licensee has inspected the Licensed Area, and accepts it "as is" with no representation or warranty by Licensor regarding the condition of the Licensed Area or its suitability for Licensee's activities. Licensor has no obligation to repair or make any modification to any part of the Licensed Area unless the obligation is explicitly set forth in this License.
- B. Licensee shall not make alterations or additions, nor permit the making of holes in the pavement of the Assigned Location, or the painting or placing of exterior signs, placards or other advertising media, banners, pennants, awnings, aerals, antennas, or the like in or about the Property (including in, on or about the Assigned Location), without the prior written consent of Licensor. Licensor's approval of the foregoing, or any other matters shall not: (i) relieve Licensee from complying with all Laws; or (ii) be relied upon by Licensee as verification of the sufficiency of the plans and specifications for any purpose or for compliance with any Law. All costs and expenses for any maintenance or repair of the Licensed Area caused by Licensee's use shall be Licensee's sole responsibility unless otherwise specified in this License. Licensee agrees not to suffer any mechanic's lien to be filed against the Property by reason of any work, labor, services, or materials performed at or furnished to the Assigned Location, to Licensee, or to anyone claiming rights through or under Licensee. Nothing in this License shall be construed as a consent on the part of Licensor or subject Licensor's estate in the Property to any lien of liability under the lien laws of the state in which the Property is located. All alterations, additions and improvements to the Licensed Area shall become Licensor's upon termination of this License or abandonment of Licensee's property, equipment or the Assigned Location.
- C. Notwithstanding anything to the contrary contained in this License, Licensor shall have the right in its sole discretion to relocate the Licensed Area within the Property for any reason. In the event of such relocation, Licensor shall provide Licensee with notice of the relocation and shall make reasonable efforts to relocate the Licensed Area at Licensor's expense to another reasonably comparable location within the Property, as determined by Licensor. If it is not feasible to relocate as determined by Licensor, Licensor shall reimburse to Licensee the unearned portion of the License Fee paid to Licensor based on the remaining portion of the Term. Such reimbursement shall be the sole and exclusive remedy available to Licensee in the event relocation of the Licensed Area is not feasible.
- D. Licensee shall conduct its business in a careful, safe and proper manner and shall keep the Licensed Area in a reasonably clean and safe condition in accordance with this License, all Laws and the directions of the manager and public safety officers of the Property. Licensee shall not carry on any trade or occupation or operate any instrument or equipment which emits any odor or causes any noise discernible to Property tenants, invitees of the Property or other licensees. Licensee shall not distribute any handbills or other advertising matter at the Property or on automobiles parked in the parking areas of the Property. Vehicles may not be parked in any portion of the Property other than the Licensed Area including any parking area designated for customer parking by Licensor, or on any road within or adjacent to the Property. If vehicles are parked in any such area of the Property, Licensor may, in addition to its other remedies, have the vehicle removed at Licensee's expense.
- E. Licensee shall not harm the Property or any part thereof, commit or create waste, create nuisance, do any act or thing which would increase the cost of insurance thereon, make any use of the Property which is offensive in Licensor's sole opinion, nor do any act which would, in Licensor's sole opinion, tend to injure the reputation of the Property.
- F. Licensee shall not cause any hazardous material to be brought upon, stored, kept, used or discharged on or about any part of the Property.
- G. Licensor may enter and/or inspect the Licensed Area at any time.
6. **Licensee's Obligations.** Licensee shall at all times comply with the obligations set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Licensee Obligations"). Failure by Licensee to comply with any of the Licensee Obligations shall constitute a default under this License,

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12. **Remedies.** Termination of this License shall not affect Licensor's right to recover damages for violations of this License or any other rights or remedies of Licensor under this License or applicable laws (all of which shall be cumulative). In addition to all other remedies of Licensor, if Licensee does not complete its obligations to repair and maintain the Licensed Area as specified in this License, or if Licensor determines that repair or replacement of any portion of the Licensed Area or the Property is necessary by reason of any act, omission or negligence of Licensee, its employees, agents or contractors, then Licensor may, but shall not be obligated to, make such repairs without liability to Licensee for any loss or damage that may accrue to Licensee, its equipment, fixtures, or other property or to Licensee's business by reason of such repair. Upon completion of any such repair, Licensee shall pay upon demand Licensor's costs for making the repairs together with Licensor's administrative costs in an amount equal to two and one-half (2.5) times the total cost of the repair.
13. **Assignment.** This License shall not be voluntarily or involuntarily assigned by Licensee. This License may be assigned by Licensor and, after such assignment, Licensor agrees to look solely to such assignee for performance hereunder.
14. **Governing Law.** This License shall be governed by, construed, and enforced in accordance with the laws of the state in which the Property is located.
15. **Compliance.** Licensee agrees, in the exercise of this License to observe and comply with all applicable Federal, State and local laws, rules and regulations, as exist as of the Effective Date or as may be amended, enacted or imposed in the future ("Laws"). Licensee shall not discriminate in the conduct and operation of its business on the Property against any person or group of persons because of the race, age, color, sex, religion, national origin, or other protected classification of such person or group of persons.
16. **Confidentiality.** Licensee represents and warrants that it shall keep the provisions of this License confidential and shall not disclose the provisions hereof to a third party.
17. **Independent Contractor.** Nothing contained in this License shall be considered to constitute a partnership between Licensor and Licensee. Licensee agrees that it does not and shall not claim at any time any leasehold interest, nor a license coupled with an interest, nor any other interest or estate of any kind or extent whatsoever in any part of the Property.
18. **No Waiver.** The failure of Licensor to insist upon strict performance by Licensee of any of the conditions, provisions, rules and regulations and agreements in this License, or to exercise any option, shall not be deemed a waiver of any of Licensor's rights or remedies.
19. **Entire Agreement.** This License contains all of the covenants, promises, agreements, conditions and understandings between Licensor and Licensee. No modification or amendment of any term or condition of this License shall be valid or of any force or effect unless made in writing, signed by the parties hereto or their duly authorized representatives, and specifying with particularity the nature and extent of such modification or amendment.
20. **Notices.** All notices, requests and approvals required under this License must be in writing and addressed to the other party's designated contact(s) for notices as set forth below, or to such other address as such party designates in writing. All such notices, requests and approvals will be deemed to have been delivered either when personally delivered, or upon delivery by either registered or certified mail, postage prepaid with return receipt requested, or by a recognized commercial courier service providing proof of delivery on the date of mailing. The provisions of this Section shall survive termination of this License. The parties' initial addresses for notices, requests and approvals as described herein are as follows:

Brookfield Properties

To Licensor:
CLACKAMAS MALL L.L.C.
c/o Clackamas Town Center
350 N. Orleans St.
Suite 300
Chicago, IL 60654-1607
Attn: Law/Lease Administration Department

With a copy to:
Clackamas Town Center
12000 S.E. 82ND AVE
SUITE 1093
HAPPY VALLEY, Oregon 97086-7736
Attn: General Manager

With a copy to:
Brookfield Properties Retail Inc.
350 N. Orleans St., Suite 300
Chicago, IL 60654-1607
Attn: Vice President – Strategic Partnerships

To Licensee:
Weston Investment Co
2154 NE BROADWAY SUITE 200
PORTLAND, Oregon 97232
FEIN: 93-0475156
Phone: (503) 281-7779

- 21. **Anti-Bribery.** In relation to the transactions under this License, Licensee confirms that it has not and will not accept any compensation that may violate the applicable laws, and will not promise, offer, receive, request, or authorize any payment to be used as bribe, kickback or corrupt practice, exceeding reasonable gifts/entertainment provided in the ordinary course of business.
- 22. **Blocked Person/Debarred Contractor Status.** Licensee represents and certifies that it, any of its affiliates, group companies, partners, members, and any owner of a direct or indirect interest in it: (i) are not now and have never been a Blocked Person; (ii) are not now and have never been acting directly or indirectly for any Blocked Person; (iii) have never been previously indicted for or convicted of any felony involving a crime or crimes of moral turpitude or for any applicable laws relating to terrorism of the laundering of money instruments; (iv) is not debarred from entering into contracts in the United States and that it shall ensure that all of its contractors and Licensee service provider(s) engaged in connection with the Permitted Use, to the extent practicable, shall make a representation substantially similar to this subsection; and (v) are not currently under investigation by any applicable governmental authority for alleged criminal activity. "Blocked Person" means any person, group, entity, nation or transaction (a) named or listed by any governmental agency as a known or suspected terrorist, terrorist organization, prohibited person or a "Special Designated National and Blocked Person", (b) subject to any economic, trade, or transactional sanctions imposed by any governmental agency, or (c) otherwise banned or blocked pursuant to any laws that are enforced or administered by any governmental agency.
- 23. **Reporting Hotline.** A Reporting Hotline is maintained for Licensor's employees, vendors, partners and various other interested parties to anonymously report any concerns or raise any issues free of discrimination, retaliation or harassment pertaining to (i) accounting, auditing or other financial reporting irregularities, (ii) unethical business conduct (including safety, environment, conflicts of interest, theft and fraud), or (iii) violations of applicable law. The Reporting Hotline may be accessed by telephone (toll free) at 800.665.0831 or by internet by submitting an anonymous report online at www.reportlineweb.com/Brookfield, the purpose of the hotline is to investigate reports for compliance with applicable laws or as otherwise deemed necessary.

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The parties have executed this License made the day and year first above written.

LICENSEE:

Weston Investment Co, a Oregon limited liability company

By: Larry Bricker

Its: V.P. Commercial Property

LICENSOR:

CLACKAMAS MALL L.L.C.,
a Delaware limited liability company

By: Jessica Curtis
Authorized Signatory

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EXHIBIT B LICENSEE'S OBLIGATIONS

Obligations of Licensee:

- Utilize parking lot as outlined.
- Submit all required documents prior to event start date, including but not limited to Executed Agreement, Payment and Certificate of Insurance.
- Responsible for returning the space back to original condition. Liable for any damages.
- The Licensee shall issue sublicense agreements to tenants of the Clackamas Corner Retail Center.

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EXHIBIT C INSURANCE REQUIREMENTS

REQUIRED INSURANCE.

Licensee shall furnish and maintain in effect during the term of the License the insurance coverage described below:

Commercial General Liability	\$2,000,000 Occurrence/\$5,000,000 Aggregate
Commercial Automobile Liability	\$1,000,000 Combined Single Limit
Workers' Compensation Employers' Liability	Statutory \$500,000 Each Accident \$500,000 Disease, Policy Limit \$500,000 Disease, Each Employee
	OR
(for Monopolistic States) Workers' Compensation Stop Gap Employers' Liability	Evidence of Monopolistic State Coverage \$500,000 Occurrence/Aggregate

POLICY REQUIREMENTS.

The insurance required of Licensee shall be issued by an insurer or insurers lawfully authorized to do business in the jurisdiction in which the Property is located, and maintaining an AM Best rating of at least A- VII.

The Commercial General Liability Insurance required shall name, as "Additional Insureds", "Licensor" (exactly as identified herein), Brookfield Properties Retail Holding LLC, Brookfield Properties Retail Inc., Brookfield Property Partners LP and Shopping Center Owner Entity (exactly as identified on Exhibit A). All Insurance policies shall contain waivers of any and all rights of subrogation against the Additional Insureds, and shall contain either a cross-liability endorsement or separation of insureds provision, which provision shall permit the limits of liability under Licensee's policies to apply separately to each Additional Insured.

All Insurance policies required by this License shall state that they are primary and not additional to, or contributing with, any other insurance carried by, or for the benefit of the Additional Insureds with respect to the negligence of Licensee, its employees, agents, contractors and/or subcontractors.

Before the commencement of this License, the Property shall be furnished valid and original certificate(s) of insurance evidencing that all required insurance coverages are in force. All insurance policies required by this License shall bear an endorsement prohibiting such policy from being canceled, allowed to lapse or substantially modified without thirty (30) days prior written notice to Licensor, except for non-payment of premium for which ten (10) days notice shall be provided.

Compliance with the insurance requirements of this License shall not be relieved by Licensor's, or any Property's, receipt or review of any insurance certificates.

Certificate Of Completion

Envelope Id: 9BA3902F-ACBB-4027-B86D-195CB11E94CD	Status: Completed
Subject: Complete with Docusign: AllRev LT Parking (Single Mall Only) - American Property Management Cla...	
Source Envelope:	
Document Pages: 10	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Suzanne Gibson
Time Zone: (UTC-06:00) Central Time (US & Canada)	350 N. Orleans
	Suite 300
	Chicago, IL 60654
	Suzanne.Gibson@ggp.com
	IP Address: 136.226.64.209

Record Tracking

Status: Original	Holder: Suzanne Gibson	Location: DocuSign
1/7/2026 5:38:20 PM	Suzanne.Gibson@ggp.com	

Signer Events

Larry Bricker
lbricker@apmportland.com
V.P. Commercial Property
Security Level: Email, Account Authentication (None)

Signature

Larry Bricker

Timestamp

Sent: 1/7/2026 6:20:08 PM
Viewed: 1/8/2026 6:29:49 PM
Signed: 1/9/2026 11:48:07 AM

Signature Adoption: Pre-selected Style
Using IP Address: 152.44.178.194

Electronic Record and Signature Disclosure:
Accepted: 1/8/2026 6:29:49 PM
ID: ac03fa41-a86d-4587-9f6f-b409451ead6d

Jessica Curtis
jessica.curtis@bpretail.com
General Manager
Security Level: Email, Account Authentication (None)

Jessica Curtis

Sent: 1/9/2026 11:48:08 AM
Viewed: 1/9/2026 12:57:59 PM
Signed: 1/9/2026 12:59:23 PM

Signature Adoption: Pre-selected Style
Using IP Address: 136.226.64.164

Electronic Record and Signature Disclosure:
Accepted: 1/9/2026 12:57:59 PM
ID: d58d49ae-7cd6-4e58-9660-3716b05a48a5

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/7/2026 6:20:08 PM

Envelope Summary Events

Certified Delivered
Signing Complete
Completed

Status

Security Checked
Security Checked
Security Checked

Timestamps

1/9/2026 12:57:59 PM
1/9/2026 12:59:23 PM
1/9/2026 12:59:23 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Apttus OBO GGPLP REIT Services LLC (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

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Withdrawing your consent

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