

SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT

Minutes of Regular Meeting of
the Board of Directors of the District

November 5, 1964

Upon notice duly given, the Directors of the Southern California Rapid Transit District met at a regular meeting in the Board of Supervisors' Hearing Room, 500 West Temple Street, Los Angeles, California, at 9:30 a.m. on November 5, 1964, at which time Chairman Harry A. Faull called the meeting to order.

Directors Mark Boyar, Kermit M. Bill, Robert F. Brandon, Harry A. Faull, Gordon R. Hahn, Leonard Horwin, Don C. McMillan, Douglas A. Newcomb and Martin Pollard were present. Directors Howard P. Allen and Norman Topping were absent.

Ex officio officers of the District present were General Manager Lindon S. Hollinger, Chief Administrative Officer of Los Angeles County; General Counsel George W. Wakefield, Assistant County Counsel, and Secretary Gordon T. Nesvig, Clerk of the Board of Supervisors.

The Minutes of the Regular Meeting held October 21, 1964 were approved as corrected.

The Chairman thereupon introduced a number of guests, among whom were the Honorable Warren M. Dorn, Chairman of the Board of Supervisors; for the Los Angeles Metropolitan Transit Authority,

Members Mark Boyar, Walter M. Briggs, Douglas A. Newcomb and Martin Pollard, Executive Director C. M. Gilliss, Manager of Operations Cone T. Bass, Auditor-Controller H. L. Black, Chief Engineer Ernest R. Gerlach, Financial Consultant Walter J. Braunschweiger, and Secretary Virginia L. Rees; for the County of Los Angeles, Lindon S. Hollinger, Chief Administrative Officer; Roscoe Hollinger, Auditor-Controller; George W. Wakefield, Assistant County Counsel, and Gordon T. Nesvig, Clerk of the Board of Supervisors.

The Honorable Warren M. Dorn, Chairman of the Board of Supervisors, spoke briefly to the meeting and pledged the full support of the Board of Supervisors in the District's rapid transit undertaking.

The Chairman then announced the appointment of the following Standing Committees:

Committee on Policy Matters

Chairman: Don C. McMillan
Vice-Chairman: Kermit M. Bill
Members: Dr. Robert F. Brandon
Mark Boyar

Committee on Rapid Transit Planning

Chairman: Dr. Norman Topping
Vice-Chairman: Don C. McMillan
Members: Douglas A. Newcomb
Leonard Horwin

Committee on Rapid Transit Financing

Chairman: Leonard Horwin
Vice-Chairman: Howard P. Allen
Members: Mark Boyar
Martin Pollard

Committee on Legislation

Chairman: Martin Pollard
Vice-Chairman: Gordon R. Hahn
Members: Kermit M. Bill
Leonard Horwin

Committee on Public Information

Chairman: Douglas A. Newcomb
Vice-Chairman: Dr. Norman Topping
Members: Howard P. Allen
Dr. Robert F. Brandon

Committee on Personnel

Chairman: Howard P. Allen
Vice-Chairman: Mark Boyar
Members: Douglas A. Newcomb
Don C. McMillan

Committee on Property and Casualty Insurance

Chairman: Kermit M. Bill
Vice-Chairman: Leonard Horwin
Members: Dr. Norman Topping
Gordon R. Hahn

Committee on Employee Retirement and Insurance

Chairman: Gordon R. Hahn
Vice-Chairman: Dr. Robert F. Brandon
Members: Howard P. Allen
Martin Pollard

Committee on Budget

Chairman: Mark Boyar
Vice-Chairman: Douglas A. Newcomb
Members: Gordon R. Hahn
Dr. Norman Topping

Committee on Operations

Chairman: Dr. Robert F. Brandon
Vice-Chairman: Martin Pollard
Members: Don C. McMillan
Kermit M. Bill

Certificate of Merger of Los Angeles Metropolitan
Transit Authority into the District

Director Pollard, Chairman of the Merger Committee, introduced the resolution to effect the merger of Los Angeles Metropolitan Transit Authority into the Southern California Rapid Transit District in compliance with Section 31000 of the District Law. After discussion, on motion duly made, seconded and unanimously carried, the following resolution was adopted:

WHEREAS, Section 31000 of the Southern California Rapid Transit District Law provides that on the date (referred to as the "merger date") of the second regular meeting of the Board of Directors following the organizational meeting the Los Angeles Metropolitan Transit Authority shall be merged into the District, and further provides that such merger shall be effective upon the recording with the Recorder of the County of Los Angeles a certificate as described in Section 31001 of the Southern California Rapid Transit District Law; and

WHEREAS, this is the second regular meeting of the Board of Directors following the organizational meeting, and therefore this date is the "merger date";

NOW, THEREFORE, BE IT RESOLVED, that the Secretary be and hereby is authorized and directed to record on this date in the office of the Recorder of the County of Los Angeles a certificate as described in Section 31001 of the Southern California Rapid Transit District Law setting forth that the Southern California Rapid Transit District Law became effective on August 22, 1964; that the Southern California Rapid Transit District was created by such Law; and that by virtue of Section 31000 of such Law the Southern California Rapid Transit District succeeded on this date, without other transfer, to all rights and property of Los Angeles Metropolitan Transit Authority subject to all the legally enforceable debts and liabilities of Los Angeles Metropolitan Transit Authority.

Chairman Faull then addressed the meeting and particularly stressed the responsibility the District faced in solving the transportation dilemma in the Greater Los Angeles Area, and called for a community-wide partnership in the planning and building of an acceptable rapid transit system. A copy of the Chairman's statement is on file with the Secretary.

At this point, the meeting was recessed for five minutes for pictures and interviews by the press and television media.

The Chairman then expressed the Board's appreciation to the Board of Supervisors for the use of its Hearing Room and thanked Messrs. Lindon S. Hollinger, George W. Wakefield and Gordon T. Nesvig, ex officio officers of the District, for their services.

The duly elected officers of the District; namely, General Manager C. M. Gilliss; Treasurer and Auditor H. L. Black, and Secretary Virginia L. Rees, being present then entered upon their respective duties.

Adoption of Rules and Regulations

After discussion, upon motion duly made, seconded and unanimously carried, the following resolutions were adopted:

WHEREAS, Los Angeles Metropolitan Transit Authority had in effect as of the "merger date" a set of Rules and Regulations governing its affairs; and

WHEREAS, there has been presented to this meeting a form of Rules and Regulations to govern the affairs of the District, which Rules and Regulations are substantially the same as the Rules and Regulations of the Authority in effect as of the "merger date," modified only as required by the provisions of the Southern California Rapid Transit District Law; and

WHEREAS, it is deemed to be to the best interests of the District that said Rules and Regulations be adopted by this Board as and for the Rules and Regulations of the District;

NOW, THEREFORE, BE IT RESOLVED, that the Rules and Regulations presented at this meeting be, and the same hereby are, adopted as and for the Rules and Regulations of the District;

RESOLVED FURTHER, that the Secretary be, and she hereby is, authorized and directed to execute a certificate of the adoption of said Rules and Regulations and to insert said Rules and Regulations as so certified in the book of minutes of the District, and to see that a copy of said Rules and Regulations, similarly certified, is kept at the principal office of the District.

Continuation of Tariffs, Route Descriptions, and Resolutions
of Los Angeles Metropolitan Transit Authority

After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

WHEREAS, Los Angeles Metropolitan Transit Authority had in effect as of the "merger date" numerous tariffs, route descriptions, and resolutions governing the operation and administration of the system; and

WHEREAS, it is the intent of the Board of Directors that the system shall continue to be operated and administered insofar as it may be lawful to do so in the same manner as the system was operated and administered as of the "merger date," until such time as this Board may expressly direct otherwise;

NOW, THEREFORE, BE IT RESOLVED, that all tariffs (except tariffs for express and newspapers

~~which may not lawfully be carried by the District~~), all route descriptions, and all resolutions adopted by the Members of Los Angeles Metropolitan Transit Authority governing the operation and administration of the system, in effect as of the "merger date," be and they hereby are continued in effect by the District, and all such tariffs, route descriptions, and resolutions shall have the same force and effect for purposes of operating and administering the system as if they had been adopted by this Board.

DELETED BY
ORDER OF
BOARD OF DIRECTORS
NOVEMBER 18, '66

Adoption of Seal

After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

WHEREAS, Section 30500 of the Southern California Rapid Transit District Law authorizes the District to adopt a seal and alter it at pleasure; and

WHEREAS, there has been presented to this meeting a proposed seal of the District in the form as follows:

NOW, THEREFORE, BE IT RESOLVED, that the seal in the form presented to this meeting be, and the same hereby is, adopted as the seal of the Southern California Rapid Transit District.

Authorization to Sign Checks

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Bank of America National Trust and Savings Association as a designated depository of the Southern California Rapid Transit

District, (as successor to Los Angeles Metropolitan Transit Authority) be and it (including its correspondent banks) is hereby authorized, requested and directed to honor all checks, drafts or other orders for the payment of money drawn in the District's name on its accounts (including those drawn to the individual order of any person or persons whose names appear thereon as signer or signers thereof) when bearing the facsimile signatures of the following, as indicated:

| <u>Signed by</u> | <u>Countersigned by any one of the following:</u> |
|------------------------------------|---|
| H. L. Black, Treasurer | Harry A. Faull, President |
| J. L. Pujol, Assistant Treasurer | Don C. McMillan, Vice President |
| T. V. Collins, Assistant Treasurer | C. M. Gilliss, General Manager |
| W. Taylor, Assistant Treasurer | |

and the Bank of America National Trust and Savings Association (including its correspondent banks) shall be entitled to honor and to charge the District for all such checks, drafts or other orders for the payment of money, regardless of by whom or by what means the actual facsimile signature or signatures thereon may have been affixed thereto, if such facsimile signature or signatures resemble the facsimile specimens from time to time filed with the Bank of America National Trust and Savings Association by the Secretary or other officer of the District. That all previous authorizations for the signing and honoring of checks, drafts or other orders for the payment of money drawn on the said Bank of America National Trust and Savings Association by Los Angeles Metropolitan Transit Authority are hereby continued in full force and effect as amplified hereby.

RESOLVED FURTHER, that the President and Secretary be and they are hereby authorized to execute a Certificate of Authority of Officers to the Bank of America National Trust and Savings Association certifying that the officers named therein have been duly elected and are now qualified to sign as such officers on behalf of the District; that the specimen

signatures appearing opposite the names and titles on the Certificate of Authority of Officers are the genuine signatures of such officers and that the Bank of America National Trust and Savings Association, Corporate Trust Department, is authorized to recognize these signatures until written notice to the contrary is given to said Bank.

Authorization to Sign Orders and Certificates

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that Harry A. Faull, President, Don C. McMillan, Vice President, C. M. Gilliss, General Manager, H. L. Black, Treasurer, and J. L. Pujol, Assistant Treasurer, of the Southern California Rapid Transit District (successor to Los Angeles Metropolitan Transit Authority), be and each of them is hereby authorized - acting alone - to sign orders to the Bank of America National Trust and Savings Association as Trustee under the Trust Indenture dated as of January 1, 1958 for withdrawals from the Construction Fund and any and all other funds wherein the Bank of America requires an order from an authorized person of the District to prepare a check against any such fund, and to sign as Authorized Officer any certificate, report, or other document which may be required by the Bank of America in support of any such order and which under the provisions of the said Trust Indenture must be signed by an Authorized Officer, and to sign such Certificates of Compliance with the provisions of the said Trust Indenture as may be requested by Bank of America; and to sign such Officer's Certificates as may be required by Bank of America National Trust and Savings Association or United California Bank pursuant to Section 4.08 of the Equipment Trust Agreement dated as of March 1, 1958, Section 4.08 of the First Supplemental Equipment Trust Agreement dated as of December 1, 1958, Section 4.08 of the Equipment Trust Agreement dated as of December 1, 1959, or Section 4.08 of Equipment Trust Agreement dated as of September 1, 1961 as supplemented by Equipment Trust Agreement dated as of January 1, 1963, and to sign such Certificates of Compliance with the provisions of the said Equipment Trust Agreements and Supplemental Equipment Trust Agreements as may be requested by

Bank of America or United California Bank.

RESOLVED FURTHER, that the Chief Engineer be and he is hereby authorized to make and execute the certificate required by Section 510(c) of the Trust Indenture dated as of January 1, 1958 in support of any direction to the Trustee for expenditures from the Depreciation Reserve Fund.

Continuation of Non-Contract Position Classification and Salary Plan and Resolutions Affecting Management Personnel

The Chairman presented the recommendation of the District Officers' Committee that the salaries presently paid former Los Angeles Metropolitan Transit Authority employees be adopted as the salaries of the Rapid Transit District. After discussion, upon motion duly made, seconded and unanimously carried, the following resolutions were adopted:

WHEREAS, Los Angeles Metropolitan Transit Authority had in effect as of the "merger date" a Position Classification and Salary Plan; and

WHEREAS, Los Angeles Metropolitan Transit Authority has by resolutions established salaries for those management level personnel specifically excluded from the Position Classification and Salary Plan who are automatically employees of the District by virtue of Section 31003 of the Southern California Rapid Transit District Law; and

WHEREAS, it is the desire of the Board of Directors to specifically adopt the Position Classification and Salary Plan and to continue all management level salaries at their present level;

NOW, THEREFORE, BE IT RESOLVED, that the Position Classification and Salary Plan of Los Angeles Metropolitan Transit Authority in effect as of the "merger date" be, and the same hereby is, adopted as the Position Classification and Salary Plan of

the District.

RESOLVED FURTHER, that the resolutions of Los Angeles Metropolitan Transit Authority establishing the salaries of those management level personnel specifically excluded from the Position Classification and Salary Plan who are automatically employees of the District by virtue of Section 31003 of the Southern California Rapid Transit District Law be, and they hereby are, continued in effect by the District, and such resolutions shall have the same force and effect as if they had been adopted by this Board.

Election of President and Vice-President

The following named persons were nominated and seconded for the offices of President and Vice-President, respectively:

Harry A. Faull - President

Don C. McMillan - Vice-President

On motion duly made, seconded, and unanimously carried, the nominations were closed.

There being only one nominee for each office, it was moved, seconded, and unanimously carried that the provision of Section 2.2 A. of the Rules and Regulations requiring that the election for the offices of President and Vice-President be by secret ballot be waived.

On motion duly made, seconded, and unanimously carried, it was:

RESOLVED, that Harry A. Faull be, and he hereby is, elected to the office of President, to serve until his successor is duly elected and qualified.

RESOLVED FURTHER, that Don C. McMillan be, and he hereby is, elected to the office of Vice-President, to serve until his successor is duly elected and qualified.

Commendation of Members of Los Angeles Metropolitan
Transit Authority

Director McMillan thereupon proposed that the services of the former Members of the Los Angeles Metropolitan Transit Authority be appropriately recognized, and, after discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

WHEREAS, the Los Angeles Metropolitan Transit Authority was Southern California's first area-wide public transit agency; and

WHEREAS, since 1951 outstanding civic and business leaders of the community have contributed their talent, energy and time, without salary, as Members of the Authority Board; and

WHEREAS, this has resulted, since 1958, in providing Los Angeles, Orange, Riverside and San Bernardino Counties with outstanding bus service; and

WHEREAS, the Authority initiated the planning for construction of a rapid transit system to serve Los Angeles County; and

WHEREAS, that planning will now be carried forward by the Southern California Rapid Transit District into which the Los Angeles Metropolitan Transit Authority has been merged;

NOW, THEREFORE, BE IT RESOLVED, that the men who served as Members of the Los Angeles Metropolitan Transit Authority be, and hereby are, commended for their long and faithful service to the community in the cause of "Balanced Transportation."

Next Meeting

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the next regular meeting of the District be held in the Board of Supervisors' Hearing Room, Room 381 Hall of Administration, 500 West Temple Street, Los Angeles, California, at 10:30 a.m. on Wednesday, November 18, 1964.

There being no further business, the meeting adjourned.

William L. Reed
Secretary

SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT

Minutes of Regular Meeting of
the Board of Directors of the District

November 18, 1964

Upon notice duly given, the Directors of the Southern California Rapid Transit District met at a regular meeting in the Board of Supervisors' Hearing Room, 500 West Temple Street, Los Angeles, California, at 10:30 a.m. on November 18, 1964, at which time President Harry A. Faull called the meeting to order.

Directors Howard P. Allen, Kermit M. Bill, Mark Boyar, Robert F. Brandon, Harry A. Faull, Gordon R. Hahn, Leonard Horwin, Don C. McMillan, Douglas A. Newcomb and Martin Pollard were present. Director Norman Topping was absent.

Also present were General Manager C. M. Gilliss; Manager of Operations Cone T. Bass; Treasurer and Auditor H. L. Black; Fiscal Consultant Walter J. Braunschweiger; Director of Public Relations Jack R. Gilstrap; Chief Engineer Ernest R. Gerlach; Thomas J. Reilly of Musick, Peeler & Garrett; Secretary Virginia L. Rees; and the public.

Approval of Minutes

After discussion, upon motion duly made, seconded and unanimously carried, the Minutes of the Regular Meeting held November 5, 1964 were approved as amended by deletion of the words "which may not lawfully be carried by the District"

appearing in the first line of Page 7 thereof.

Certificate of Merit

President Faull presented the District's Certificate of Merit to Vincent E. Durden, Operator-of-the-Month for November, 1964, in recognition of the outstanding courtesy displayed by Mr. Durden toward his passengers and the public.

Agreements with Marinello School of Beauty Culture,
Swelldom and Zukors

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the General Manager be and he is hereby authorized to execute on behalf of the District letter agreements with Marinello School of Beauty Culture, Swelldom and Zukors in the matter of refunding of fares and the inclusion of an ad on the back of certain transfers; form of said letter agreements to be subject to approval of the Special Counsel.

Treasurer's Bonds

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that H. L. Black, Treasurer and Auditor, be and he hereby is authorized to transfer Treasurer's fidelity bond (Public Official Bond F 177520) in the amount of \$100,000 from Walter J. Braunschweiger as Treasurer to J. L. Pujol as Assistant Treasurer and Assistant Auditor, effective as of November 18, 1964;

RESOLVED FURTHER, that H. L. Black, Treasurer and Auditor, be and he hereby is authorized and directed to obtain, and pay the premiums on, fidelity bonds in the name of T. V. Collins, Assistant Treasurer, and W. Taylor, Assistant Treasurer, such bonds to be identical in form and amount as the bond obtained for the Treasurer and Auditor.

Amendment to Rules and Regulations - Authorization to Sign Warrants

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that Section 12.6 of the Rules and Regulations be, and the same is, hereby amended to read as follows:

"12.6 Authorization to Sign Warrants. In any case where warrants of the District may be signed by the President or Vice-President of the Board of Directors, such warrants may be signed by the Auditor or Assistant Auditor in place of the President or Vice-President."

Approval of Requisition Nos. IR-25, IR-27, IR-29 and IR-30

After discussion, upon motion duly made, seconded and unanimously carried, the following resolutions were adopted:

RESOLVED, that Requisition No. IR-25, covering bi-annual physical examination of motor coach operators at \$5.00 per examination for year commencing January 1, 1965, not to exceed a monthly cost of \$650.00, or an annual cost of \$7,800.00, be and the same is hereby approved;

RESOLVED FURTHER, that Requisition No. IR-27, covering special physical examinations as required by the Personnel Department for year commencing January 1, 1965, not to exceed a monthly cost of \$135.00, or an annual cost of \$1,620.00, be and the same is hereby approved;

RESOLVED FURTHER, that Requisition No. IR-29, covering cost of pre-employment physical examinations, including laboratory tests, at \$6.50 per examination, for year commencing January 1, 1965, not to exceed a monthly cost of \$1,000.00, or an annual cost of \$12,000.00, be and the same is hereby approved;

RESOLVED FURTHER, that Requisition No. IR-30, covering blood serology tests at \$1.00 each in pre-employment physical examinations for year commencing January 1, 1965, not to exceed a monthly cost of \$150.00, or an annual cost of \$1,800.00, be and the same is hereby approved.

Temporary Route Diversions

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the temporary route diversions affecting Lines 3, 4, 20, 64, 75 and 112, as described in report dated November 10, 1964 filed with the Secretary, be and the same are hereby ratified and approved.

Changes of Bus Stop Zones

The Manager of Operations reported that for the purpose of more efficient operation and more convenience to the public, certain changes had been made in bus stops. After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the report dated November 2, 1964 relating to changes of bus stop zones, filed with the Secretary, be and the same is hereby ratified and approved.

Report of Purchasing Committee

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Report of the Purchasing Committee for the period of October 28, 1964 through November 17, 1964, as discussed at this meeting and attached to these minutes as Exhibit 1, be and the same is hereby ratified and approved, and the appropriate payments are hereby authorized.

Changes of Route Description - Separation of Line No. 83 into two Lines

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Manager of Operations be and he hereby is authorized to make those changes in route which would separate Wilshire-Sunset-Temple Line No. 83 into two lines, to be designated Line 83-Wilshire Boulevard and Line 42-Sunset-Temple, as discussed at this meeting and as described in report dated November 12, 1964 filed with the Secretary, effective as of December 27, 1964; subject to the prior approval of the Consulting Engineer;

RESOLVED FURTHER, that the Manager of Operations be and he hereby is authorized to make appropriate revisions in the Official Route Authorizations of the District as adopted November 5, 1964 to reflect the above changes in route description;

RESOLVED FURTHER, that the Manager of Operations be and he is hereby authorized to make appropriate revisions in the District's Local Passenger Tariff No. 10 (as adopted by the Authority on March 30, 1962 and continued in effect by the District on November 5, 1964), in order to place the revised fare restrictions on Line No. 83 Limited Service in effect, as described in said report dated November 12, 1964.

Acceptance of Deeds and Grants

After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

WHEREAS, deeds or grants conveying any interest in or easement upon real estate to the Southern California Rapid Transit District may not be accepted for recordation without the consent of the District evidenced by its certificate or resolution of acceptance attached to or printed on the deed or grant; and

WHEREAS, Section 27281 of the Government Code of California authorizes the Board of Directors, by a general resolution, to authorize an officer or agent to accept and consent to such deeds or grants;

NOW, THEREFORE, BE IT RESOLVED, that the General Manager be and he hereby is authorized to accept and consent to deeds and grants con-

veying any interest in or easement upon real estate to the District on behalf of the Board of Directors.

Temporary Rental of Portion of Building No. 42 -
Ted M. Lynch, Lessee

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the rental of the westerly portion of Building No. 42 (former Division 20 repair shop) to Ted M. Lynch of 15706 California Street, Paramount, California, on a month-to-month basis commencing November 18, 1964 at a monthly rental of \$100.00, be and the same is hereby approved; subject, however, to termination upon 90 days' written notice and subject to indemnification of the District by Lessee by reason of occupancy of the said premises.

Approval of Lease Agreement - Southern California Equipment
and Supply Company

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the General Manager be and he is hereby authorized to execute on behalf of the District a Lease Agreement with Southern California Equipment and Supply Company, Lessee, covering property located at the southwest corner of Wyandotte Street and Van Nuys Boulevard, Los Angeles, for a three-year term commencing December 1, 1964 at a monthly rental of \$200.00; form of said Lease Agreement to be subject to approval of the Special Counsel.

Approval of Lease Agreement - Gordon W. Phillips, Lessee

After discussion, upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the General Manager be and he is hereby authorized to execute on behalf of the District a Lease Agreement with Gordon W. Phillips, as Lessee, covering approximately 8,000 square feet

