

Use with Consistent Teachings and Beliefs:

Tenant acknowledges that the use of RCB/DOFEC facilities (and corporation sole property) by Tenant must be consistent with the teachings and beliefs of the Roman Catholic Church. The parties observe that RCB/DOFEC and Tenant have discussed the need for the consistency and have agreed that a material condition of this lease is that Tenant's curriculum and advocacy will be consistent with the teachings and beliefs of the Roman Catholic Church. Tenant acknowledges that teaching or advocating abortion, artificial means of contraception, and homosexuality as a lifestyle would be contrary to the teachings and beliefs of the Roman Catholic Church and would be a violation of this material covenant of this lease. Tenant has no curriculum content or advocacy that violates the teachings and beliefs of the Roman Catholic Church. As between RCB/DOFEC and Tenant, all questions, issues, or disputes about the consistency of Tenant's curriculum, advocacy, or extracurricular activities with the teachings and beliefs of the Roman Catholic Church shall be resolved exclusively by the Bishop of the Roman Catholic Diocese of Fresno or the Bishop's delegate.

If the use of the premises is determined to be contrary to the teachings and beliefs of the Roman Catholic Church, including any mandated curriculum content, this lease on written notice from RCB/DOFEC shall be terminated and Tenant shall be given reasonable time to vacate the premises.