

LEASE AGREEMENT

This Lease Agreement (Agreement) is entered into as set forth below between the Oklahoma City Riverfront Redevelopment Authority (OCRRA) and EPIC Paintball Park, LLC (Lessee).

WITNESS:

WHEREAS, The City of Oklahoma City (City) owns property within and adjacent to the North Canadian River Corridor; and

WHEREAS, OCRRA is a public trust of which the City is sole beneficiary; and

WHEREAS, OCRRA manages the North Canadian River Corridor property under a separate lease with the City; and

WHEREAS, for a number of years, Lessee has lease various OCRRA property for use with recreational paintball facilities available to the public for paid admission; and

WHEREAS, in 2020, Lessee proposed relocating and/or expanding his paintball operations (Facility) to a new site within the North Canadian River Corridor, on some 27 acres near Northwest 10th Street and County Line Road (Location, see Exhibit A, incorporated herein); and

WHEREAS, the current Agreement, which expires on March 29, 2022, allows the parties to mutually determine the feasibility of implementing Lessee's proposal to privately construct, operate, and maintain the Facility (which may include an indoor axe-throwing area) at the Location; and

WHEREAS, on February 14, 2022, Lessee requested a new Agreement to allow him to continue the activities described above; and

WHEREAS, OCRRA is willing to grant Lessee this Agreement.

NOW, THEREFORE, the parties agree:

1. GRANT AND PURPOSE

- A. OCRRA hereby leases the Location to Lessee, consistent with the terms and conditions of this Agreement.
- B. This Agreement shall allow the parties to continue to mutually determine the feasibility of implementing Lessee's proposal to privately construct, operate, and maintain the Facility at the Location. Lessee's duties under this Section shall include, but are not limited to: securing approval of a Planned Unit Development (PUD); completing other site-preparation work; constructing the initial phase(s) of the Facility; and being ready to begin Facility operations in spring 2023. Lessee shall not use the Location for other purposes without OCRRA approval.

- C. If Lessee timely and satisfactorily fulfills the requirements of this Section, the parties may enter into a subsequent, longer-term Agreement to allow Lessee to operate, and fully develop, the Facility at the Location.

2. TERM

This Agreement shall be effective for one (1) year from the date of approval by OCRRA.

3. CONSIDERATION

- A. As consideration, Lessee shall pay OCRRA one thousand dollars (\$1,000). This payment shall be due, in full, before this Agreement is docketed for OCRRA action.
- B. The parties acknowledge that the financial terms of any subsequent Agreement, as referenced, in Subsection 1.C., may differ from those of this Agreement.

4. BUSINESS PLAN

Lessee acknowledges OCRRA's written request, dated February 16, 2022, for specific follow-up information related to the business plan Lessee submitted in January 2022. Lessee shall provide that information (and other reasonable follow-up information requested by OCRRA's authorized agents) as soon as is feasible. Lessee's failure to do so may result in immediate termination of this Agreement for cause. Such action shall be without cost or liability to OCRRA or the City.

5. ARCHITECTURAL RENDERINGS

OCRRA acknowledges prior receipt of Lessee's architectural renderings for the Facility. OCRRA's authorized agent(s) may request reasonable follow-up information related to the Architectural Renderings. If so, Lessee shall provide such data as soon as is feasible. Lessee's failure to do so may result in immediate termination of this Agreement for cause. Such action shall be without cost or liability to OCRRA or the City.

6. PERMANENT STRUCTURES

Lessee shall not install Permanent Structures at the Location without approval of OCRRA's authorized agent(s). For this Agreement, "Permanent Structures" shall be any objects other than "Temporary Improvements," as defined in Subsection 9.C.

7. BUILDING PERMITS

- A. Lessee shall secure required Building Permits for its proposed construction and operation of the Facility. Lessee shall provide certified copies of the Building Permits, or similar documentation, to OCRRA's authorized agent(s) upon request.
- B. Lessee's failure to comply with the requirements of this Section may result in immediate termination of this Agreement for cause. Such action shall be without cost or liability to OCRRA or the City.

8. FENCING

With OCRRA approval, Lessee may install fencing at the Location. If so, Lessee shall regularly inspect the fencing and maintain it in good repair. Lessee shall not install locks on gates at the Location without notifying OCRRA's authorized agent(s) and furnishing them with duplicate keys.

9. REMOVAL OF TEMPORARY IMPROVEMENTS AND PERSONAL PROPERTY

- A. At the expiration or termination of this Agreement, OCRRA may elect to retain any Temporary Improvements made by Lessee at the Location. Otherwise, OCRRA may direct Lessee to remove such items. If so, Lessee shall promptly return the Location to pre-existing condition or better, normal wear and tear excepted. If Lessee does not remove the Temporary Improvements as directed, OCRRA's authorized agent(s) may remove them at Lessee's expense. Such action shall be without liability to OCRRA or the City.
- B. At the expiration or termination of this Agreement, Lessee shall promptly remove all Personal Property from the Location. If Lessee does not do so, OCRRA's authorized agent(s) may remove and discard those items. Such action shall be without liability to OCRRA or the City.
- C. For this Section, "Temporary Improvements" shall include, but are not limited to, fencing and similar, non-permanent structures.
- D. For this Section, "Personal Property" shall include, but is not limited to, items owned by Lessee that are needed to conduct activities under this Agreement and that are not retained by OCRRA at the expiration or termination of this Agreement.

10. MOWING AND DEBRIS REMOVAL

- A. Lessee shall be responsible for mowing and debris removal at the Location as necessary to fulfill its duties under this Agreement. OCRRA or the City may, at their option, perform such tasks during the Agreement term. However, they make no commitment to do so.
- B. Lessee shall promptly remove all trash generated, or otherwise occurring, at the Location as a result of its activities under this Agreement.

11. TREE REMOVAL

Lessee shall not prune or remove trees at the Location without approval of OCRRA's authorized agent(s). As a condition for such approval, OCRRA may require a written plan for tree removal and pruning, the use of certified arborists as recognized by the City, or other terms and conditions.

12. UTILITIES

Lessee shall pay for any utility extensions or connections needed to serve the Location under this Agreement. Lessee shall put applicable utility meters in its name. OCRRA and the City shall not be liable for any utility failure or disruption at the Location.

13. DUTIES AT EACH PARTY'S EXPENSE

Unless specified elsewhere in this Agreement, the parties shall fulfill their responsibilities under this Agreement at their own expense.

14. NO VOLUNTEERS

Only Lessee's employees or contractors shall perform work or other tasks at the Location. No volunteers shall do so without approval of OCRRA's authorized agent(s).

15. TERMINATION WITHOUT CAUSE

- A. Either party may terminate this Agreement, for any reason and without cost or liability, upon sixty (60) calendar days' written notice to the other party.
- B. If OCRRA terminates this Agreement without cause, as described in Subsection 15.A., it shall refund the consideration paid by Lessee on a pro-rated basis, calculated from the date that OCRRA provided written notice of termination without cause.

16. TERMINATION FOR CAUSE AND WAIVER OF BREACH

- A. Lessee's failure to fulfill its obligations under this Agreement shall be an Agreement breach. OCRRA may give Lessee written notice to correct such a breach within ten (10) calendar days. If Lessee does not do so, OCRRA may terminate this Agreement immediately without cost or liability. However, if Lessee has made substantial progress toward correcting a breach within the written-notice period, it shall have a reasonable time to fully do so.
- B. If OCRRA terminates this Agreement, as provided for under this Section, Lessee shall immediately cease occupying and using the Location. Otherwise, Lessee shall be deemed trespassing on public property under Section 30-35 of the Oklahoma City Municipal Code, 2020, as it may be amended (Code), and be subject to enforcement of the Code provisions.
- C. OCRRA may waive any Agreement breach. However, that shall not constitute a continuing waiver of such breach, or similar Agreement breaches. Also, OCRRA may later require Lessee to comply with any previously waived Agreement breach.

17. NO ASSIGNMENT

Lessee shall not assign or sublet this Agreement without approval of OCRRA's authorized agent(s).

18. MINERAL RIGHTS AND OTHER COMPENSATION

Any mineral rights, easements, surface damages, or similar compensation generated by the Location during the Agreement term shall be OCRRA property.

19. INDEMNIFICATION

- A. Lessee shall indemnify and hold harmless OCRRA and the City, and their officers, agents, and employees, for any property damage or loss, for any injury or death, and for any claims or liabilities arising from any activity under this Agreement. This provision shall survive the expiration or termination of this Agreement, not be limited by any other Agreement provision, and be binding upon Lessee's representatives, successors, and assigns.
- B. OCRRA and the City are constitutionally and statutorily prohibited from indemnifying any third party. This includes, but is not limited to, Lessee, pursuant to Article X, Sections 9, 14, 17, 19, and 26 of the Oklahoma Constitution and the Oklahoma Governmental Tort Claims Act (51 O.S. § 151 et seq., Tort Claims Act), as it may be amended.

20. INSURANCE

- A. Lessee shall provide a comprehensive general liability insurance policy sufficient to meet OCRRA's and the City's maximum liability under the Tort Claims Act, as it may be amended. The current required minimum general liability coverage is one hundred seventy-five thousand dollars (\$175,000) per person for injury or death, twenty-five thousand dollars (\$25,000) per claim for property damage, and one million dollars (\$1,000,000) for all claims arising from a single occurrence, to be effective during the Agreement term. Lessee shall pay required insurance premiums or deductibles.
- B. Lessee's insurance policy shall name OCRRA and the City as additional insured. Lessee shall not cancel, fail to renew, nor decrease the policy limits by endorsement without thirty (30) calendar days' written notice to OCRRA by certified mail, using the contact information contained in Subsection 27.A.
- C. Consistent with the requirements of this Section, Lessee shall provide a certificate of insurance to OCRRA's authorized agent(s) before this Agreement is docketed for OCRRA action. (See Exhibit B, incorporated herein.)
- D. Lessee shall provide employers' liability insurance and workers' compensation insurance as required by state law.

21. OCRRA DESIGNEE

The OCRRA General Manager or designee is authorized to exercise any right or duty of OCRRA under this Agreement.

22. HAZARDOUS MATERIALS

Lessee shall not use or store hazardous materials at the Location without approval of OCRRA's authorized agent(s). If such approval is given, Lessee shall comply with applicable laws and regulations regarding the transport, storage, use, and disposal of such materials.

23. NO ENVIRONMENTAL DAMAGE

Lessee shall cause no environmental damage at the Location. If such damage occurs as a result of activities under this Agreement, Lessee shall promptly remediate the situation, pursuant to applicable environmental regulations, or otherwise compensate OCRRA or the City for actual damages or losses.

24. APPLICABLE LAWS

This Agreement shall be subject to applicable laws, rules, regulations, guidelines, and policies. These shall include, but not be limited to, City building codes and zoning ordinances and United States Army Corps of Engineers requirements.

25. RIGHT OF ENTRY OR INSPECTION

OCRRA's authorized agent(s) shall have the right, but not the duty, to enter or inspect the Location at any time and for any official purpose. This shall include, but is not limited to, determining compliance with this Agreement.

26. SEVERABILITY

If any part of this Agreement is determined, by a court of appropriate jurisdiction, to be invalid, such action shall not affect the validity of other Agreement provisions.

27. NOTICES

A. Official communications to OCRRA regarding this Agreement shall be sent to:

Oklahoma City Riverfront Redevelopment Authority
c/o OCRRA Trust Specialist
420 W. Main, Suite 210
Oklahoma City, OK 73102
Phone: (405) 297-3882
Email: okcparks@okc.gov

B. Official communications to Lessee regarding this Agreement shall be sent to:

EPIC Paintball Park
c/o Randall Coles
13124 Red Cedar Circle
Oklahoma City, OK 73131
Phone: (405) 326-9448
Email: epicpaintballpark@yahoo.com

or to such persons or addresses as the parties later designate in writing.

28. GOVERNING LAW

This Agreement shall be governed by, and construed according to, Oklahoma law.

29. LEGAL PROCEEDINGS AND FEES

Any legal proceeding regarding this Agreement shall be pursued in the appropriate court in Oklahoma County, Oklahoma. The parties shall pay their own attorney fees, and other expenses, related to such legal proceedings.

30. SECTION HEADINGS AND CONSTRUCTION OF AGREEMENT

The Section headings of this Agreement are for convenience only and shall not affect its meaning or interpretation. Lessee acknowledges that its signatory was able to fully review all Agreement terms before signing. This Agreement shall not be construed in favor of (or against) either party based on who drafted it.

31. NO PROPERTY RIGHT

This Agreement grants Lessee no property right to the Location, except the leasehold shown in Exhibit A.

32. REPRESENTATIONS

Lessee warrants that it can fulfill its obligations under this Agreement and that its signatory can bind it under the Agreement terms.

33. NO LIENS, CLAIMS, OR ENCUMBRANCES

At the expiration or termination of this Agreement, Lessee shall promptly and peaceably surrender the Location to OCRRA free of any liens, claims, or encumbrances.

34. COORDINATION OF USE AND ACCESS TO SITE

A. Lessee shall coordinate with OCRRA's authorized agent(s) to ensure that its activities under this Agreement do not unreasonably interfere with OCRRA's operations.

- B. If Lessee believes that any of its activities at the Location require the on-site presence of City staff, it shall contact OCRRA's authorized agent(s) in advance. OCRRA will accommodate such requests based on available staff resources, as determined by its authorized agents.

35. LOCATION "AS-IS"

Lessee accepts the Location "as-is" and without warranty. OCRRA makes no representation about the Location's suitability for Lessee's intended use and shall not be liable for any defect at the Location.

36. RESTORATION OF DAMAGED PROPERTY

- A. Lessee shall protect all OCRRA and City property at the Location. If OCRRA or City property is damaged due to activities under this Agreement, Lessee shall timely restore it to pre-existing condition or better or otherwise compensate OCRRA or the City for actual losses.
- B. This Section excludes normal wear and tear on OCRRA or City property as determined by OCRRA's authorized agent(s). It also excludes authorized pruning of trees or clearing of nuisance vegetation at the Location.

37. FRANCHISES FOR PUBLIC UTILITIES

This Agreement shall be subject and subordinate to current or future franchises granted by the City to any public utility, firm, or corporation to use the public ways. This Agreement shall be further subject and subordinate to the right and power of the City to construct, operate, and maintain public utilities or facilities in, above, or under the public ways.

38. SAFETY

Lessee shall ensure that all activities under this Agreement are conducted in a safe, supervised manner using the least invasive means feasible.

39. APPLICABLE TAXES AND FEES

Lessee shall be responsible for any taxes or fees assessed in connection with this Agreement. Upon request, Lessee shall deliver to OCRRA sufficient receipts or other evidence of payment of such taxes and fees.

40. NO THIRD-PARTY BENEFICIARIES

This Agreement shall create no third-party beneficiaries.

CONTINUED ON THE NEXT PAGE

41. TIME OF THE ESSENCE

For this Agreement, time shall be of the essence.

42. EXCUSABLE DEFAULT

- A. Neither party shall be liable for any delay, interruption, or prevention of its performance under this Agreement caused by riot, insurrection, war, terrorism, severe weather, fire, Acts of God, intervention of governmental authority, or substantially similar events that cannot reasonably be prevented by the party whose performance is delayed.
- B. If a party is prevented from performing its responsibilities under this Agreement for reasons described in Subsection 42.A., it shall promptly give written notice to the other party, use reasonable efforts to overcome such contingency as soon as possible, and promptly give written notice to the other party when such contingency ends.

43. NO MORTGAGE

Lessee shall not mortgage any part of the Location without approval of OCRRA's authorized agent(s).

44. SIGNS

Lessee shall not install signs at the Location without approval of OCRRA's authorized agent(s). Proposed signs must meet applicable City codes and OCRRA policies. Lessee shall submit, for approval by OCRRA's authorized agent(s), an illustration showing the design, location, and installation methods for the signs.

45. NO JOINT VENTURE

This Agreement shall not create a joint venture, or agency or employment relationship, among OCRRA, the City, and Lessee, or among any of the parties and their agents or employees.

46. NO TRESPASSING

Trespassing on private property is prohibited.

47. NO DIGGING OR STAKING

Lessee shall not dig holes or use stakes to secure Temporary Improvements at the Location without approval of OCRRA's authorized agent(s). Before digging or staking Temporary Improvements at the Location, Lessee shall call OKIE, at 811 or at 1-800-522-OKIE, to arrange an underground utility locate. OCRRA's authorized agent(s) shall be notified in advance and may be on site to monitor all digging or staking of Temporary Improvements at the Location.

48. NON-DISCRIMINATION

Lessee shall not discriminate against any person because of age; race; creed; color; religion; sex (to include sexual orientation, gender identity, or gender expression); national origin; ancestry; or disability as defined by the Americans with Disabilities Act, as it may be amended; in furnishing services, privileges, activities, or employment opportunities under this Agreement. Nothing in this Section shall prohibit Group from establishing categories for participation based on the age, gender, or skill level of the participants, or based on a person's chosen area of participation.

49. LIAISONS

OCRRA and Lessee shall each designate at least one (1) representative to coordinate Agreement-related issues and serve as liaisons between the parties.

50. COMPLETE AGREEMENT AND AMENDMENT

This Agreement contains the complete, written understanding between OCRRA and Lessee. It may be amended by mutual consent of the parties.

51. STRICT PERFORMANCE

The parties shall strictly perform their duties and responsibilities under this Agreement.

52. AGREEMENT BINDING

This Agreement shall be binding on the parties and their representatives, successors, heirs, and assigns.

53. PUBLIC OUSTER

A. Lessee shall not take any action, or allow any condition, that results in a public ouster at the Location. OCRRA's authorized agent(s) may, upon written notice to Lessee, modify or suspend any Lessee policy, procedure, rule, operation, or other activity that results in such a public ouster.

B. Lessee's failure to promptly correct any situation that results in a public ouster at the Location may result in termination of this Agreement for cause. Such action shall be without cost or liability to OCRRA or the City.

54. RELEASES

A. If Lessee conducts commercial paintball or indoor axe-throwing activities at the Location under this Agreement, it shall first ensure that all adult participants sign a release. In addition, Lessee shall ensure that all minor participants first submit a release signed by their parent or legal guardian.

- B. Upon mutual consent, the releases required under this Section may be provided by either Lessee's or OCRRA's authorized agent(s). However, the releases shall protect OCRRA and the City from all liability related, in any way, to activities under this Agreement.
- C. Lessee shall maintain copies of all releases required under this Section and provide them to OCRRA's authorized agent(s) upon request.

55. NO GUARANTEE OF FUTURE AGREEMENTS

No future lease for long-term Facility operation is guaranteed under this Agreement. Such lease shall require a separate, written agreement between the parties, to be entered into at their option.

56. ANNUAL REPORTING

- A. Before this Agreement expires or is terminated, Lessee shall provide OCRRA's authorized agent(s) with an update on the phased Facility development. This information shall include, but is not limited to, improvements completed to date, a current timeline for completing subsequent phases of the Facility, and any changes to the final Facility plan, based on market conditions or other factors. OCRRA's authorized agent(s) may request reasonable follow-up information related to the progress report required under this Subsection. If so, Lessee shall provide such data as soon as is feasible.
- B. If Lessee begins Facility operations under this Agreement, Lessee shall provide OCRRA's authorized agent(s) with a financial report showing its revenue and expenses from Facility operations. Lessee shall do so before this Agreement expires or is terminated. OCRRA's authorized agent(s) may request reasonable follow-up information related to the financial report. If so, Lessee shall provide such data as soon as is feasible.
- C. In addition to the other requirements of this Subsection, Lessee shall provide OCRRA's authorized agent(s) with a report on the estimated value of maintenance done, or improvements made, at the Location during the Agreement term. The data may include, is not limited to, Lessee's direct costs for maintenance or improvements at the Location. Lessee shall submit its report on a standardized form to be provided in advance by OCRRA's authorized agent(s).

REMAINDER OF PAGE LEFT BLANK; SIGNATURE PAGE TO FOLLOW

APPROVED by EPIC Paintball Park, LLC, this 15th day of March, 2022.

Randall E Col
Authorized Agent

Oklahoma County)
State of Oklahoma)SS:



This instrument was acknowledged before me on this 15th day of March, 202 2.
Notary Public Trevor Jones. My Commission Expires 3/5/2024.

APPROVED by the Oklahoma City Riverfront Redevelopment Authority this 29th day of March, 2022.

Amy K. Simpson
Secretary



JB Mann
Chairman

CONCURRENCE by the Council of The City of Oklahoma City this 26th day of April, 2022.

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

[Signature]
Assistant Municipal Counselor

Exhibit A

Location

(Attached)

Exhibit A

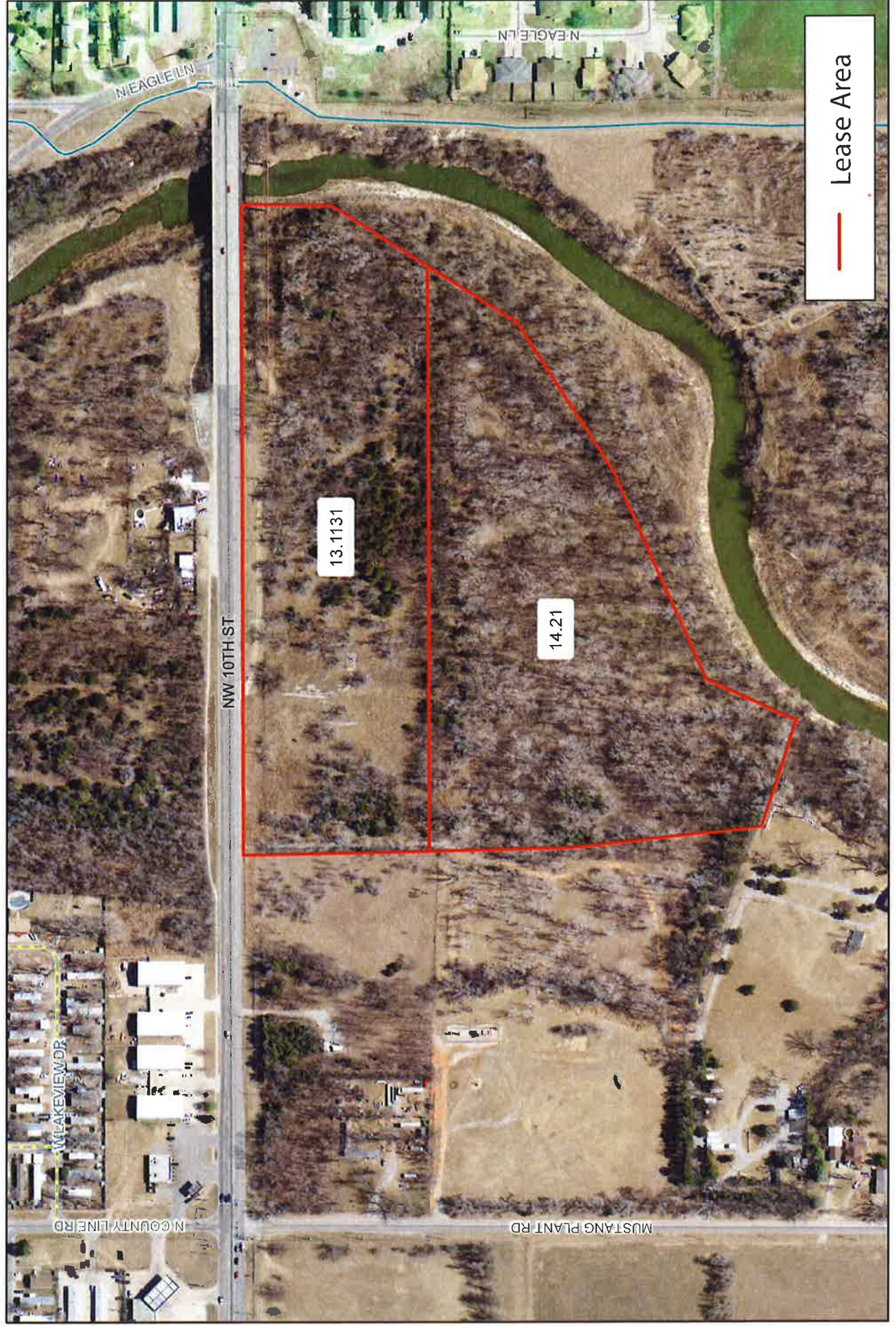


Exhibit B

Certificate of Insurance

(Attached)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/14/2022

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 have ADDITIONAL INSURED provisions or 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 Graham-Rogers, Inc PO Box 930933 Atlanta GA 31193-0933		CONTACT NAME: PHONE (A/C, No, Ext): (800) 456-8123 FAX (A/C, No): E-MAIL: ADDRESS:	
INSURED Epic Paintball Park, LLC 9420 West Interstate 40 Service Road Oklahoma City OK 73128		INSURER(S) AFFORDING COVERAGE INSURER A: Mesa Underwriters Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 36838	

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 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	N	MP0035001004407	09/16/2021	09/16/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB 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	Y/N	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)

Amusement & Recreation Services
\$250 BI/PD

The Certificate Holder is listed as Additional Insured

CERTIFICATE HOLDER

CANCELLATION

Oklahoma City Riverfront Redevelopment Authority

420 W Main St Suite 210

Oklahoma City

OK 73102

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

Carol J. Portudex

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/15/2022

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 have ADDITIONAL INSURED provisions or 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 Graham-Rogers, Inc PO Box 930933 Atlanta GA 31193-0933		CONTACT NAME: PHONE (A/C, No, Ext): (800) 456-8123 FAX (A/C, No): E-MAIL ADDRESS:	
INSURED Epic Paintball Park, LLC 9420 West Interstate 40 Service Road Oklahoma City OK 73128		INSURER(S) AFFORDING COVERAGE INSURER A: Mesa Underwriters Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 36838	

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 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	N	MP0035001004407	09/16/2021	09/16/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> 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	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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)

Amusement & Recreation Services
\$250 BI/PD

CERTIFICATE HOLDER

CANCELLATION

City of Oklahoma City 420 W Main St Suite 210 Oklahoma City OK 73102	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
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.