

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this "MOU"), dated as of March 23, 2021 (the "Effective Date"), is made by and between Compton Community College District (the "District") and Major League Baseball Youth Foundation (f/k/a Major League Baseball Urban Youth Foundation) ("MLBYF" and together with the District, the "Parties").

WHEREAS, the District and MLBYF are parties to that certain Ground Lease, dated as of July 31, 2003 (as amended from time to time, the "Lease"), pursuant to which MLBYF operates an MLB Youth Academy (the "Academy") at the Leased Premises (as such term is defined in the Lease); and

WHEREAS, the District and MLBYF desire to memorialize certain mutually-agreed upon procedures to be put in place in connection with operating the Academy at the Leased Premises during the COVID-19 pandemic.

The Parties agree as follows:

1. **Compliance with MLBYF Procedures.** So long as such policies remain in effect and applicable to MLBYF, MLBYF shall comply with MLBYF's Compton Youth Academy COVID Re-Opening Procedures (the "Procedures"), a copy of which is attached as Exhibit A hereto, in connection with the Academy at the Leased Premises. MLBYF shall provide written notice to the District of any changes to the Procedures.

2. **Compliance with District Rules, Regulations, Policies and Procedures.** So long as such rules, regulations, policies and procedures remain in effect, MLBYF shall also comply with the following District rules, regulations, policies and procedures in connection with the Academy at the Leased Premises:

A. All persons entering the Compton College campus (the "Campus") shall be subject to temperature screening. The District, in its sole discretion, may opt not to conduct temperature screening of persons arriving via bus, provided that MLBYF agrees to conduct such temperature screening as all such persons exit the bus.

B. All persons who are not participants (e.g., players, coaches, managers, trainers and staff) in events and other activities held at the Academy shall be required to leave the Campus promptly after drop-off and pickup; and to not linger on Campus during the event or other activity.

C. Notwithstanding Paragraph 2.B, effective May 15, 2021, or such earlier date as is designated in writing by the District's President/CEO, observers shall be authorized to attend practices and competitions held at the Academy to the extent permitted by applicable public health requirements (see, e.g., Paragraph 3.B and 3.C).

D. MLBYF shall provide the District with 48 hours advanced notice of any third party use of the Leased Premises, to the extent authorized under the Lease. Such use shall be subject to the same requirements as apply to MLBYF under this MOU, provided, however,

that third parties shall only be subject to the requirements set forth in the Procedures applicable to third parties.

3. **Compliance with Applicable Public Health Requirements.** MLBYF shall comply with applicable public health requirements governing the operation of youth sports programs within Los Angeles County in connection with the Academy at the Leased Premises. By way of example, and not of limitation, these include:

A. The *Protocols for Institutes of Higher Education* issued by Los Angeles County Department of Public Health (solely to the extent related to the operation of recreational sports activities on college campuses);

B. The *Reopening Protocol for Youth and Adult Recreational Sports Leagues* issued by Los Angeles County Department of Public Health; and

C. The *Outdoor and Indoor Youth and Recreational Adult Sports* guidance issued by the California Department of Public Health.

4. **Waivers.** MLBYF shall cause each participant in events and other activities held at the Academy, including, but not limited to players, coaches, managers, trainers and staff, to execute and deliver to MLBYF a participant release and waiver covering an assumption of risk and release of liability related to exposure to or contraction of COVID-19 (each, a "Waiver"), which Waivers shall cover the District as a released party thereunder.

5. **Term.** The term of this MOU shall begin on the Effective Date and continue thereafter until the earlier of August 31, 2021 or the date the District lifts COVID-19-related restrictions governing access to the Campus. At the request of either Party, on or after April 30, 2021, the Parties shall use commercially reasonable efforts to enter a new Memorandum of Understanding to reflect updated mutually-agreed upon procedures to be put in place in connection with operating the Academy at the Leased Premises.

6. **Miscellaneous.** The laws of the State of California shall govern the validity, performance and enforcement of this MOU. The invalidity or unenforceability of any provision of this MOU shall not affect or impair any other provision. This MOU supplements (but does not amend) the Ground Lease. In the event of any inconsistency or conflict between this MOU and the Ground Lease, the terms of this MOU shall prevail.

SIGNATURES

This MOU may be executed by one or more of the parties to this MOU on any number of separate counterparts, and all of said counterparts taken together shall be deemed to constitute one and the same instrument. Delivery of an executed signature page of this MOU by electronic mail transmission shall be effective as delivery of a manually executed counterpart hereof.

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed and delivered by their respective duly authorized representatives as of the date first written above.

MAJOR LEAGUE BASEBALL YOUTH FOUNDATION

DocuSigned by:
Darrell Miller
By: 893E48A3008E4D5
Name: Darrell Miller
Title: President MLBYF

COMPTON COMMUNITY COLLEGE DISTRICT

By: 
Name: Keith Curry
Title: President/CEO

EXHIBIT “A”

Date: March 12, 2021

Compton Youth Academy COVID Re-Opening Procedures

Screening Measures & Check-In

Employees:

- Check-in:
 - All employees must complete the Athlete RMS home screen prior to arrival at the Academy.
 - Upon arrival at the Academy, all employees are required to visit the main academy office, located within the stadium, to complete Athlete RMS facility screen.
 - Temperature checks will be conducted twice in succession prior to granting entry into the facility.
 - Any individual who presents symptoms of COVID-19, or has a temperature reading of 100.4° F or greater, will not be permitted into the facility. He or she will be sent home immediately and be directed to seek medical care and receive further clearance from a medical professional to return to group activity or work in accordance with the *MLB Office Re-Opening Policy & Procedure* document.
- Testing:
 - Weekly PCR COVID-19 testing will be conducted once weekly on Tuesdays for all Compton Academy staff members.
 - Within three business days, MLB medical staff will provide test results to Academy leadership to then communicate results with Academy staff.
 - Any staff member who tests positive must quarantine for the time recommended by CDC guidelines and may be asked to complete another PCR test prior to returning to work. Contact tracing will be conducted per the protocol below ("*Contact Tracing Protocol*").

Participants:

- All parents/guardians are required to register their participant(s) on LeagueApps prior to returning to the facility for the first time. Registration includes the *Academy Participant Release and Waiver* and *HIPAA Authorization Form*.
- Upon arrival at the Academy, all participants are required to visit the COVID check-in table, located at the entrance of the stadium, to complete the Athlete RMS facility screen.
- Temperature checks will be conducted twice in succession prior to granting entry into the facility.
- Any individual who presents symptoms of COVID-19, or has a temperature reading of 100.4° F or greater will not be permitted into the facility. He or she will be sent home immediately and be directed to seek medical care and receive further clearance from a medical professional to return to group activity or work.

Vendors/Guests:

- All vendors and guests arriving at the Academy are required to visit the main office building to complete COVID screening.

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- All vendors and guests must complete the *Outside Contractor Acknowledgment Form* or *Guest Acknowledgment Form*, as applicable, and the *HIPAA Authorization Form*.
- All vendors and guests must complete the Athlete RMS full facility screen.
- Temperature checks will be conducted twice in succession prior to granting entry into the facility.
- Any individual who presents symptoms of COVID-19, or has a temperature reading of 100.4° F or greater will not be permitted into the facility.

Contact Tracing Protocol

- If there is a report of a confirmed case of COVID-19 from someone who has entered the facility, Academy leadership shall provide notification to others who may have been in close contact with the individual of their potential exposure and potential need for quarantine or additional medical attention.
- If there is a reported case within the facility, to further mitigate the risk of transmission, the facility shall schedule immediate cleaning and disinfecting of any areas where the individual may have recently been (including any equipment used).

Site Operation & Attendance

- All efforts will be made to prevent overcrowding and gatherings with a high density of people, allowing for enhanced physical distancing where possible.
- Employees, event attendees, vendors/guests will be limited to the number of essential personnel that are required to be on site for operation as evaluated in accordance with CDC, State of California, and Los Angeles County recommendations on gatherings.

Staffing:

- Academy staff will be limited to seven full-time staff members.
- Any addition of part-time staff or volunteers will be made in accordance with MLB human resources policies, as well as capacity restrictions set by Los Angeles County.
- Only staff and authorized vendors will be permitted in the indoor facilities during Phase I re-opening operations.

Participants:

- Re-opening to participants will begin in a tiered approach, starting the week of TBD, 2020.
 - Phase 1:
 - Attendees: One group, with six to eight participants per coach per day, Monday through Friday. Groups may be extended to ten-participant groups if staffing falls below six.
 - Arrival: all participants must arrive 15 minutes prior to the start of their designated workout time.
 - Departure: all participants must depart from the facility through the designated exit gate within 15 minutes of the end of their designated workout time.
 - Participants are not permitted in any indoor facility during Phase I.

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- Phase 2: TBD.
 - Facility open Monday through Saturday. Attendee size may double per group, dependent upon MLB staffing and future Los Angeles County protocol on gatherings and capacity restrictions.
 - Access to indoor facilities (classroom, training room) will be dependent upon county restrictions.
- Arrival Location:
 - All attendees should report to the COVID check-in table, located at main entrance to the Academy near the main office.
 - No attendees should enter any indoor facility, other than designated outdoor restroom spaces.
- Exit Location:
 - All attendees should exit through the main gate of which they entered for departure.
- Participant Admittance:
 - All participants must have completed the requisite forms (see *Screening Measures/Check-in – Participants*) through LeagueApps registration prior to arrival to the facility.
 - All participants will undergo facility health screening in accordance with the above upon their arrival at the facility.
 - All participants must come dressed and ready for training. No spaces at the facility will be available as changing rooms.
 - All participants must bring their own water or sports drink to consume during training.
 - All participants should attend workouts with their own equipment if available.

Parents/Guardians:

- Parents/guardians are not permitted on the Compton College (“College”) campus except to drop off and pickup participants and are required to leave College promptly after drop off and pickup. Parents/guardians are not permitted to linger on the College campus during any event or activity.
- Parents/guardians should plan their arrival for drop-off and departure around their child’s staged workout time.
- During drop off and pickup, parents/guardians are asked not to congregate around the entrance of the facility and should maintain six feet of social distance from each other. Face masks or face coverings should be utilized in the parking lot when within six feet of others.
- Any changes to parent/guardian admittance policies will be noted in future iterations of this document. Parent/guardian admittance to the facility may include Athlete RMS guest clearance.

PPE Requirements

- Face masks or face coverings must be worn in all situations by all staff, vendors, event attendees, and guests where six feet of social distancing cannot be maintained.
- Face masks or face coverings are required in all situations and on all facility premises, other than during physical activities. These facilities include:

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- Main office building (lobby, offices, conference room)
- Facility restrooms (indoor and outdoor)
- Recreation areas (dugouts, fields, batting cages)
- Other indoor areas (locker rooms, training room, classroom, equipment room)

Cleaning and Disinfecting

- Facility cleaning, disinfecting, and sanitizing will occur in daily and weekly intervals with the assistance of full-time Academy staff and the Academy cleaning service.
- Indoor Facilities:
 - Indoor office spaces will be cleaned daily and regularly by Academy staff.
 - Sanitation wipes will be available to staff to clean frequently touched areas (*e.g.*, door handles, light switches, kitchen equipment, desktops, keyboards, printers) throughout each workday.
 - Academy cleaning service will clean other indoor facilities based on usage. The below areas will be cleaned at least twice a day, starting every morning:
 - Indoor bathrooms
 - Conference room
 - Classroom
 - Locker rooms
 - Training room
 - Equipment room / laundry room
- Outdoor Facilities
 - Playing equipment, including pitching machine and other shared items, will be cleaned and disinfected by Academy staff at the beginning, middle, and end of each day and when possible, prior to transfer from one staff member to another.
 - Cleaning of larger facility areas, including the dugouts, batting cages, and outdoor facility restrooms, will be managed by Academy cleaning services. This will include a chemical spraying of these outdoor areas based on the schedule listed below.
 - Cleaning Schedule:
 - Outdoor areas will be cleaned in the morning prior to the first Academy workout of the day and in between workouts.
 - Outdoor restrooms will only be utilized by Academy staff and participants. Outdoor restroom facilities will be cleaned every morning prior to Academy participants arriving on site.
- Additional safety measures:
 - Promote physical distancing when in indoor spaces, including spacing out indoor seating to accommodate six feet of social distancing.
 - Hand sanitizer and hand washing stations will be available in all high-traffic areas, practice/playing sites, communal spaces, and restrooms. Hand washing or hand sanitizing is required when entering and leaving the facility.
 - Signage regarding health and safety standards, social distancing, and hand washing reminders will be available around the facility, both indoors and around the field areas.
 - If there is a reported case of COVID-19 within the facility, to further mitigate the risk of transmission, Academy staff will schedule immediate cleaning and

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disinfecting of any areas where the individual may have recently been (including any equipment used).

Equipment

- Academy participants should attend workouts with their own personal equipment. Participants are asked to limit the number of items they bring daily (*i.e.*, only bat and glove; no bat bag).
- If possible, equipment (*e.g.*, gloves, bats, batters' helmets, batting gloves, catchers' equipment) should not be shared between participants.
- Request that parents/guardians clean and disinfect any personal equipment before and after group activities.
- To the extent that equipment needs to be shared, equipment will be cleaned and disinfected by staff between each workout.
- Buckets of baseballs and softballs will be designated for each workout group. These balls will be rotated out regularly throughout a workout and sanitized in between each workout group if they will be reused.
 - Baseballs and softballs will be sanitized at the end of the daily workout.
- If bats need to be shared, one will be designated for each group and sanitized regularly throughout a workout and sanitized between each workout group.

Practice/Game Protocol

- Individuals should wear a face mask or a face covering while in non-game situations.
- Non-playing personnel should wear a face mask or a face covering at all times, including in the dugout. All individuals should utilize a face mask or a face covering in areas where social distancing is not possible.
- Players should not be required to wear a face mask or face covering while on the field or engaging in other strenuous activities (*e.g.*, workouts, practices, batting practice, strength and conditioning activities), but may do so if they prefer or it is requested by a medical professional or parent.
- Umpires are required to wear a face mask or face covering while umpiring, particularly if unable to maintain a safe physical distance from the players.
- Players and other on-field personnel should wash or sanitize their hands throughout practices and games (*e.g.*, every time a player returns to the dugout) and after the handling of equipment or personal effects, like mouthguards.
- Eliminate the touching of the face (eyes, nose and mouth) when handling shared equipment and the ball.

Third Party Usage/Facility Rentals

- Third parties requesting to utilize or rent the academy facility must review and sign the *Academy Facility Rental Agreement*.
- All third-party adult and youth participants will be required to register on LeagueApps and consent to the *Compton Youth Academy Participation Waiver*.
- All third parties will be asked to adhere to the Compton Youth Academy COVID-19 policies and procedures, which are written in adherence to Major League Baseball, CDC, State of California, and the Los Angeles County operations procedures and restrictions.

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These policies should be followed unless superseded by more restrictive organizational policies mandated by the third party.

- These policies may include but are not limited to, facility access, PPE requirements, group size limitation, arrival/departure times, and spectator attendance.

Spectators

- Spectators are not permitted for academy attendance and workouts, nor for third party rentals, until May 15, 2021.
- Effective May 15, 2021, when permitted by the Los Angeles County Department of Public Health, authorized spectators may attend within the following guidelines:
 - Spectator attendance may be limited to a certain amount of time before and after contests. Arrival and departure times will be set for each event to eliminate the density of parents/guardians and spectators on site.
 - Spectators are required to utilize a face mask or face covering at all times while on site.
 - Off-limits areas for spectators will be clearly marked.
 - Hand sanitizer stations will be available to spectators around the facility.
 - Reminders regarding facility requirements for spectators will be placed throughout the facility and may be made in event PA announcements.
 - Violations of safety protocols by parents/guardians or spectators may result in potential removal from the premises.