AGREEMENT

This is an agreement between SELMER O. WAKE, as trustee of the funds of the unorganized Student Body of the Adult Education Division of the Santa Barbara Junior College District, hereinafter called the Trustee, and the architectural firm of ARENDT, MOSHER AND GRANT, hereinafter called the Architects.

This agreement is made with reference to the following facts:

The Adult Education Advisory Council has made a study of the Adult Education facilities owned and operated by the Santa Barbara Junior College District. The Council has determined that it would be for the benefit of Adult Education students and of the community to construct an improved Adult Education Center to improve and supplement existing facilities available to Adult Education students. In order to implement this determination, the Advisory Council and students at the existing Adult Education facilities have conducted programs and activities to raise funds to prepare plans for and to make possible the construction of the proposed Adult Education Cultural Center. These activities were held and funds were solicited and donated with the express understanding that such funds would be used for the purpose of preparing plans and/or constructing a proposed Adult Education Center. These trust funds have been placed in the custody of Selmer O. Wake, as trustee of the funds of the unorganized Student Body of the Adult Education Division of the Santa Barbara Junior College District. The purpose of this agreement is to utilize such funds for the purposes specified in the solicitations for such funds.

In consideration of the mutual promises of the parties to this agreement, the Trustee and the Architects agree as follows:

1. The Architects agree to prepare a schematic development plan for a proposed new Adult Education Cultural Center to be located in the 900 block of Santa Barbara Street, Santa Barbara, California. The Architects' services shall include the following:

a. The necessary conferences with Adult Education staff and building committee members of the Adult Education Citizens Advisory Council to establish the building program.
b. A schematic development plan showing location and size of various elements of the plan, traffic circulation, parking, landscaping, and any other requirements of an architectural or related technical nature that may be requested by the staff and/or building committee members referred to in section "2" above.

c. The preparation of a watercolor perspective "bird's eye" view of the total development.

d. Attendance at various public meetings to assist in the presentation of proposals and at the necessary conferences with various public departments having jurisdiction over such matters.

2. The Trustee agrees to pay the Architects for the services to be rendered by the Architects in accordance with the provisions of paragraph 1 above, a sum of money equal to two and one-half times the amount of money paid by the Architects to the Architects' technical staff for work rendered in connection with the preparation of the schematic development plan referred to above, plus the further sum of $20.00 an hour for each hour of work rendered by any of the partners in the Architects' firm in preparing the said schematic development plan. The Trustee shall pay the Architects for the watercolor rendering of the proposed Adult Education Cultural Center an amount equal to the Architects' actual cost of preparing such rendering.

It is understood and agreed by the Architects and the Trustee that the total charges to the Trustee for all services to be performed pursuant to this agreement shall not exceed the sum of $4,500.00.

It is understood and agreed by the parties hereto that this agreement creates no liability on the part of Selmer O. Wake in his individual capacity; that the agreement is binding on Selmer O. Wake only as trustee of the funds of the unorganized Student Body of the Adult Education Division of the Santa Barbara Junior College District, and that all sums of money payable to the Architects under this agreement shall be paid solely from the funds of the unorganized Student Body which
have previously been designated and allocated for the purpose of developing an
Adult Education Cultural Center.

It is further understood that this agreement does not obligate the Board of
the Santa Barbara Junior College District to retain the services of the Architects
to prepare additional plans or to render services in connection with any construction
project based on such plans. Further, it is agreed that the Santa Barbara Junior
College District shall have the right to use any plans prepared by the Architects.

Dated: ____________, 1965.

ARENDT, MOSHER AND GRANT

By [Signature]

[Signature]

SELMER O. NAKEL, as Trustee of the
funds of the unorganized Student
Body of the Santa Barbara Junior
College District.