

PARKING LOT LEASE AGREEMENT

Trans World Assurance, as Lessor, does hereby agree to let to Saint Mathews Catholic Church, as Lessee, a parking lot located at 885 South El Camino Real, San Mateo, CA, such parking lot being further described as all but 5 spaces (to be left open for bank ATM use at all times) during non-business hours for both the Bank and Trans World Assurance offices, at the aforementioned location. The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement"):

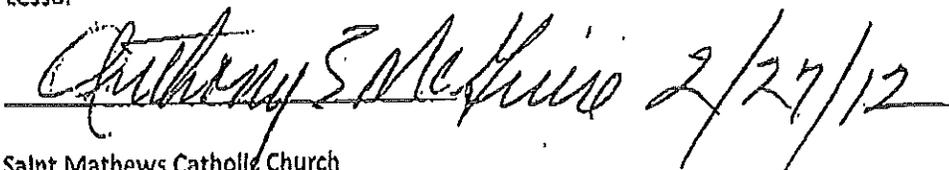
Terms and Conditions:

1. **Items Left in Vehicle.** Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle.
2. **Damage to Vehicle.** Lessor shall not be responsible for damage to Lessee's or Lessee's invitees' vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. **Parking Lot Attendants.** Lessor () shall (X) shall not () may provide parking lot attendants
4. **Payments by Lessee.** Lessee agrees to pay \$ 1.00 per year for the lease of the aforementioned parking lot. Lessee is to make such leasehold payment in person (or by mail) at 885 El Camino Real, San Mateo, CA 94401. Payments shall be made in advance by Lessee on January 1 of each year.
5. **Receipts by Lessor.** Lessor agrees to provide a receipt to Lessee for each payment received. Such receipt shall show the amount paid and detail for the for which period the payment is being tendered for.
6. **Termination.** This lease may be terminated upon the sale of Trans World's ownership or by providing a 90 day written notice to the lessee. Any such notice shall be delivered at the lessee's address as listed below in this Agreement.
7. **Insurance.** Tenant shall have in place Liability Insurance naming Landlord as additional insured. (Trans World Assurance, as of February 23, 2012, is covered as an additional insured of St. Matthew Catholic Parish, San Mateo, CA within our liability insurance coverage. Please note the specific details of coverage in the attached "Certificate of Liability Insurance".

EXECUTED AND AGREED by the parties hereto, this the 27 day of February _____, 2012



Charles Royals, President
TransWorld Assurance
Lessor



Saint Mathews Catholic Church
Lessee

1 NOTICE DAME AVE.
SAN MATEO, CA 94402



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/23/2012

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 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 0726293 1-415-546-9300 Arthur J. Gallagher & Co. Insurance Brokers of California, Inc., License #0726293 One Market Plaza, Spear Tower Suite 200 San Francisco, CA 94105 | CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: <hr/> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC#</th> </tr> <tr> <td>INSURER A: WESTERN CATHOLIC INS CO RRG INC</td> <td style="text-align: center;">14122</td> </tr> <tr> <td>INSURER B: CHURCH MUT INS CO</td> <td style="text-align: center;">18767</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC# | INSURER A: WESTERN CATHOLIC INS CO RRG INC | 14122 | INSURER B: CHURCH MUT INS CO | 18767 | INSURER C: | | INSURER D: | | INSURER E: | | INSURER F: | |
|---|--|-------------------------------|-------|--|-------|------------------------------|-------|------------|--|------------|--|------------|--|------------|--|
| INSURER(S) AFFORDING COVERAGE | NAIC# | | | | | | | | | | | | | | |
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| INSURER D: | | | | | | | | | | | | | | | |
| INSURER E: | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | |
| INSURED Ronan Catholic Archbishop of San Francisco One Peter Yorke Way San Francisco, CA 94109 | | | | | | | | | | | | | | | |

COVERAGES CERTIFICATE NUMBER: 25716124 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 INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|---|---|-----------|----------|-------------------------------------|-------------------------|-------------------------|--|
| A | GENERAL LIABILITY | X | | WCGAL-002-11 | 11/15/11 | 07/01/12 | EACH OCCURRENCE \$ 1,000,000 |
| | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | | MED EXP (Any one person) \$ 5,000 |
| | GENL AGGREGATE LIMIT APPLIES PER: | | | | | | PERSONAL & ADV INJURY \$ 1,000,000 |
| <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | GENERAL AGGREGATE \$ 2,000,000 | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | | | | | | | Liquor Liability \$ 1,000,000 |
| A | AUTOMOBILE LIABILITY | | | WCGAL-002-11 | 11/15/11 | 07/01/12 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 |
| | <input checked="" type="checkbox"/> ANY AUTO | | | | | | BODILY INJURY (Per person) \$ |
| | <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) \$ |
| | <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS | | | | | | PROPERTY DAMAGE (Per accident) \$ |
| | | | | | | | \$ |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR | | | | | | EACH OCCURRENCE \$ |
| | EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE | | | | | | AGGREGATE \$ |
| | DED RETENTION \$ | | | | | | \$ |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | 050005507420862 | 01/01/12 | 01/01/13 | <input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | Y/N | | | | | E.L. EACH ACCIDENT \$ 1,000,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | | | | E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

See Supplement Page for additional information.

RE: St. Matthew Catholic Church, One Notre Dame Ave., San Mateo, CA 94402. As respects Usage of parking lot spaces located at 855 S. El Camino Real, San Mateo, CA 94402 during non-business operating hours.

Trans World Assurance is listed as Additional Insured only where contract requires per attached endorsement form CG2026 0704.

CERTIFICATE HOLDER

CANCELLATION

| | |
|---|---|
| Trans World Assurance 5 South El Camino Real San Mateo, CA 94402 USA | 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 |
|---|---|

POLICY NUMBER: WCGAL-002-11

COMMERCIAL GENERAL LIABILITY
CG 20 26 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – DESIGNATED
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

| Name Of Additional Insured Person(s) Or Organization(s) |
|--|
| <p>Trans World Assurance 885 South El Camino Real San Mateo, CA 94402 USA</p> |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.

SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE
02/23/2012

NAME OF INSURED: Roman Catholic Archbishop of San Francisco

Additional Description of Operations/Remarks from Page 1:

Additional Information:

The Producer will endeavor to mail 30 days written notice to the Certificate Holder named in the certificate if any policy listed on the certificate is cancelled prior to the expiration date. Failure to do so shall impose no obligation or liability of any kind upon the Producer or otherwise alter the policy terms.