

EQUIPMENT LEASE PURCHASE AGREEMENT

This Equipment Lease Purchase Agreement (this "Lease") dated August 1, 2020 and entered into between JPMorgan Chase Bank, N.A. ("Lessor"), a national banking association,, as lessor, and the City and County of Denver ("City"), a municipal corporation and political subdivision duly organized and existing as a home rule city under the provisions of Article XX of the Constitution and the laws of the State of Colorado, as lessee.

WITNESSETH:

WHEREAS, upon Acceptance (as defined below), the City desires to lease from the Lessor certain equipment described on Exhibit A, subject to the terms and conditions of and for the purposes set forth in this Lease; and

WHEREAS, the City and the Lessor are each authorized to enter into this Lease for the purposes set forth herein;

NOW, THEREFORE, for and in consideration of the premises hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor and the City hereby agree as follows:

ARTICLE I

Section 1.01. Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

"Acceptance" means that the City Representative has certified, pursuant to the Acceptance Certificate, that the Equipment ordered is the Equipment received, that the Equipment has been installed, tested, and found acceptable for the purposes for which it was ordered, and that the Lessor is thereby directed to pay the Vendor pursuant to the Related Vendor's Contract, all as further set forth in Section 5.01.

"Acceptance Certificate" means a certificate in substantially the form set forth as Appendix A to Exhibit A executed by the City Representative and delivered to the Lessor.

"Acceptance Date" means the date on which the Lessor receives the Acceptance Certificate, which date shall not be later than the first Rental Payment Date set forth on Exhibit B hereto.

"Agent" means any agent for the Registered Owners, if any, to which all or a portion of Lessor's right, title and interest in, to and under this Lease and the Equipment may be assigned for the benefit of such Registered Owners; *provided that* the Manager of Finance has received notice of such assignment, and such assignment has been granted, all in accordance with Section 11.01.

"Acquisition Payment" means the Acquisition Payment made by Lessor to pay the Vendor.

"Appropriation" means the collective procedure by which the City Council specifically appropriates funds for a purpose and the City effects an Encumbrance for such purpose.

"Charter" means the home rule charter of the City.

"City" means the City and County of Denver, Colorado, only in its capacity as the lessee under this Lease and not in respect of its police powers or any other capacity, power or function of the City.

"City Attorney" means the City Attorney of the City duly appointed pursuant to the Charter or any assistant City Attorney designated by the City Attorney.

"City Council" means the City Council of the City.

"City Representative" means the Manager of the City's Department of Transportation and Infrastructure or a designee of such officer.

"Code" means the Internal Revenue Code of 1986, as amended and rulings and regulations promulgated thereunder.

"Commencement Date" is the date on which the Lessor has paid the Acquisition Payment, as agreed in Section 5.01, for the acquisition, delivery, installation and testing of the Equipment pursuant to the Related Vendor Contract; provided however, that the City's obligation to pay rent hereunder shall not commence until the date of Acceptance and any such obligation to pay rent under this Lease is subject to the termination of this Lease pursuant to Sections 3.03 or 5.01.

"Encumbrance" means (a) the act of submitting a written request of the City to the Manager of Finance of the City and (b) the certification in writing by the Manager of Finance for the applicable Fiscal Year that (1) there is an unencumbered balance in the appropriation and the appropriate fund chargeable therefor sufficient to provide for the Rental Payments and any other amounts to be paid hereunder, as the case may be, for this Lease and for the period specified in this Lease and (2) such amounts have been set aside for such purpose.

"Equipment" means the property as described on Exhibit A hereto and all replacements, repairs, restorations, modifications and improvements thereof or thereto made pursuant to Section 8.01 or Article X. Whenever reference is made in this Lease to Equipment, such reference shall include all such replacements, repairs, restorations, modifications and improvements of or to such Equipment.

"Event of Default" means an Event of Default described in Section 12.01.

"Event of Nonappropriation" means an Event of Nonappropriation described in Section 3.03.

"Fiscal Year" means the City's fiscal year, which begins on January 1 and ends on December 31 of the same year.

"*Force Majeure*" means, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials or any civil or military authority; insurrection; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; or any other cause or event not within the control of the Lessor or the City in the City's capacity as the lessee hereunder.

"Lease" means this Equipment Lease Purchase Agreement, including all Exhibits hereto, together with all amendments and modifications to this Lease pursuant to Section 13.05.

"Lease Term" means the Original Term and any Renewal Terms as to which the City may exercise its option to renew this Lease by effecting Appropriations of funds for the Rental Payments and other obligations hereunder, as provided in and subject to the provisions of this Lease.

"Manager of General Services" means the Manager of General Services of the City duly appointed pursuant to the Charter or the designee of the Manager of General Services, including any designee set forth on Exhibit D hereof.

"Manager of Finance" means the Manager of Finance of the City duly appointed pursuant to the Charter or the designee of the Manager of Finance, including any designee set forth on Exhibit D hereof.

"Original Term" means the period that commences with the Commencement Date and terminates on December 31 of the Fiscal Year in which this Lease commenced.

"Purchase Price" means the amount that the City may pay to the Lessor to purchase such Equipment in accordance with Section 10.01 and as set forth on Exhibit B.

"Registered Owners" means the registered owners of certificates of participation that may be executed and delivered by an Agent in respect of this Lease.

"Related Vendor Contract" means the contract entered into with the Vendor for the acquisition, delivery, installation and testing of the Equipment and related to this Lease.

"Renewal Terms" means the renewal terms of this Lease, each having a duration of one year and a term coextensive with the City's Fiscal Year.

"Rental Payments" means the basic rental payments payable by the City under this Lease pursuant to Section 4.01 and as set forth on Exhibit B hereto in respect of each Fiscal Year during the Lease Term.

"State" means the State of Colorado.

"Vendor" means the supplier or manufacturer of the Equipment as set forth on Exhibit A as well as the agents or dealers of the manufacturer or supplier from whom the Lessor purchased or is to purchase such Equipment as directed by the City Representative.

ARTICLE II

Section 2.01. Representations and Agreements of the City. The City represents and agrees, for the benefit of the Lessor and to the extent allowed by law and subject to renewal of this Lease and Appropriation as set forth herein, as follows:

(a) The City is a municipal corporation and political subdivision duly organized and existing as a home rule city under the provisions of Article XX of the constitution and laws of the State and the Charter with full power and authority to enter into this Lease and the transactions contemplated hereby and to perform all of its obligations hereunder.

(b) The City is authorized to enter into this Lease and to carry out its obligations hereunder. The City has duly authorized the execution and delivery of this Lease by proper action of its City Council or by other appropriate official approval.

(c) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default exists at the date hereof.

(d) The City has complied with applicable procurement requirements, if any, related to this Lease and the acquisition of the Equipment pursuant to the terms of this Lease.

(e) During the Lease Term, the Equipment will be used by the City only for the purpose of performing essential governmental or proprietary functions of the City consistent with the permissible scope of the City's authority.

(f) The Manager of Finance will annually provide the Lessor with current financial statements, budgets and certificates in respect of Appropriation for the ensuing Fiscal Year as the same may be requested in writing by the Lessor to the Manager of Finance.

(g) The City has an immediate need for the Equipment and, after the City Representative has delivered an Acceptance Certificate to the Lessor, expects to make immediate use of that Equipment. The City's need for the Equipment is not temporary and the City does not expect the need for the Equipment to diminish in the foreseeable future including the maximum Lease Term. This

statement is subject to and qualified by the provisions of this Lease, including but not limited to the provisions of Section 3.03.

[(h) The City will comply with all applicable provisions of the Code, including without limitation Sections 103 and 148 thereof, and the applicable regulations of the Treasury Department to maintain the exclusion of the interest components of Rental Payments from gross income for purposes of federal income taxation.

Upon Acceptance, the City will use the proceeds of this Lease as soon as practicable and with all reasonable dispatch for the purpose set forth in this Lease. No part of the proceeds of this Lease shall be invested in any securities, obligations or other investments or used, at any time, directly or indirectly, in a manner which, if such use had been reasonably anticipated on the date of issuance of this Lease, would have caused any portion of this Lease to be or become "arbitrage bonds" within the meaning of Section 103(b)(2) or Section 148 of the Code and the Treasury Regulations promulgated thereunder.

Section 2.02. Representations and Agreements of the Lessor. The Lessor represents and agrees, for the benefit of the City, as follows:

(a) The Lessor is a national banking association with full power and authority to enter into this Lease and the transactions contemplated hereby and to perform all of its obligations hereunder. The Lessor is authorized to enter into this Lease and to carry out its obligations hereunder. The Lessor has duly authorized the execution and delivery of this Lease by proper corporate action.

(b) So long as no Event of Default or Event of Nonappropriation has occurred and is then existing, the Lessor shall not pledge, assign, mortgage, encumber or grant a security interest in its right, title and interest in, to and under this Lease or the Equipment, except as may be permitted under Section 11.01.

(c) The Lessor agrees to pay the Acquisition Payment the amount set forth in Section 5.01, provided that the Lessor has received from the City, on or before the date of this Lease, the following:

(1) An opinion of the City Attorney in respect of this Lease in substantially the form attached hereto as Exhibit F.

(2) All other documentation relating directly to this Lease and the Equipment, as mutually agreed by the Lessor and the City and in form satisfactory to both the Lessor and the City.

In order to facilitate the Lessor's Acquisition Payment, the Lessor has agreed in Section 5.01 hereof to receive executed documents by facsimile or electronic means.

Section 2.03. Nature of this Lease. The annually renewable obligations of the City under this Lease are payable solely from funds for which an Appropriation has been effected by the City and shall not constitute or give rise to a general obligation or other indebtedness of the City or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City, within the meaning of any constitutional, Charter or statutory provision or limitation nor a mandatory charge or requirement against the City in any ensuing Fiscal Year beyond the then current Fiscal Year. This Lease may not be renewed in the event that funds are not specifically budgeted and available from an Appropriation which has been effected by the City to continue making all Rental Payments and other amounts that may be due hereunder during the next occurring Fiscal Year, and that the act of effecting an Appropriation budgeting funds is a governmental act and, as such, is solely within the discretion of the City.

ARTICLE III

Section 3.01. Lease of Equipment. The Lessor hereby demises, leases, transfers, and lets to the City, and the City acquires, rents, leases and hires from the Lessor, the Equipment in accordance with the terms hereof.

The Lease Term may be continued, solely at the option of the City, at the end of the Original Term or any Renewal Term for the next succeeding Renewal Term up to the maximum Lease Term set forth in greater detail in Exhibit B. At the end of the Original Term and at the end of each Renewal Term until the maximum Lease Term has been completed, the City shall be deemed to have exercised its option to continue this Lease for the next Renewal Term unless the City shall have terminated this Lease pursuant to the provisions of this Lease, including but not limited to the provisions of Sections 3.03, 5.01 and 10.01.

The terms and conditions during any Renewal Term shall be the same as the terms and conditions during the Original Term, except that the Rental Payments in respect of each Fiscal Year shall be as provided in Exhibit B.

Section 3.02. Continuation of Lease Term. As of the date of this Lease, the City currently intends, subject to the provisions of this Lease, including but not limited to the provisions of Sections 3.03 and 5.01, to continue the Lease Term of this Lease through the Original Term and all Renewal Terms and to pay the Rental Payments hereunder during the Lease Term. The City Representative reasonably believes that legally available funds in an amount sufficient to make all Rental Payments during the maximum Lease Term can be obtained by Appropriation. Notwithstanding the foregoing, it is the intention of the City that any decision to effect an Appropriation for the Rental Payments shall be made solely by the City and the actions of the officials of the City as further provided in this Lease, including but not limited to the provisions of Sections 3.03 and 5.01.

Section 3.03. Nonappropriation. If sufficient funds are not appropriated by the City for Rental Payments due in any Fiscal Year, an Event of Nonappropriation shall be deemed to have occurred. The City Representative shall deliver notice thereof to the Lessor promptly, but not later than thirty (30) days after the occurrence of an Event of Nonappropriation. Failure to give

such notice shall not prevent the Lessor from declaring an Event of Nonappropriation or from taking any remedial action otherwise available to the Lessor.

Upon the occurrence of an Event of Nonappropriation, the City agrees that the Lessor may reclaim possession of the Equipment and make demand upon the City for immediate payment of all other amounts (other than subsequent Rental Payments) then due and outstanding under this Lease, to the extent permitted by law and, if and only if an Appropriation for the payment of such amounts has been effected by the City for this purpose. The City agrees to peaceably deliver the Equipment in accordance with Section 12.02.

The making of Rental Payments and the payment of any other obligations of the City contained in this Lease are subject to annual Appropriation by the City. In the event that the City does not effect an Appropriation in respect of any Renewal Term, thereby renewing this Lease for the related Fiscal Year and allowing the City to continue paying the related Rental Payments, regardless of the reason therefore or the failure of the City to act, this Lease shall automatically terminate on the last day of the Fiscal Year in respect of which such an Appropriation to make Rental Payments had been effected, and the Equipment shall be returned to the Lessor without further obligation of the City for any amount, fee, penalty, interest or damage whatsoever.

The exercise of the City's annual option to appropriate Rental Payments shall be conclusively determined by whether or not the City has, on or before the last day of each Fiscal Year, effected an Appropriation to make Rental Payments for the ensuing Fiscal Year. In any Fiscal Year in which this Lease shall be in effect, the City Representative or other officer of the City then charged with the responsibility of formulating budget proposals in respect of this Lease is hereby directed to include or cause to be included in the annual budget proposals submitted to the City Council items for all payments required for the next subsequent Renewal Term under this Lease. Notwithstanding this directive regarding the formulation of budget proposals, it is the intention of the City that any decision to effect an Appropriation for the Rental Payments shall be made solely by the City and the actions of the officials of the City as provided in this Section 3.03.

ARTICLE IV

Section 4.01. Rental Payments. If the City has effected an Appropriation to make Rental Payments in the Original Term and any Renewal Term as provided in Article III, the City shall promptly pay Rental Payments, exclusively from legally available funds, in lawful money of the United States of America to the Lessor on the dates and in such amounts as provided in this Lease, including but not limited to Exhibit B.

The City shall pay the Lessor a charge on any Rental Payment not paid within five (5) business days after the date the City Representative shall have received written notice from the Lessor that such Rental Payment is due during the related Renewal Term at the rate of 12% per annum or the maximum amount permitted by law, whichever is less, from such fifth (5th) business day, provided that such charge shall only be paid from funds for which an Appropriation has been effected by the City. Rental Payments consist of principal and interest

components as more fully detailed on Exhibit B, the interest on which begins to accrue as of the Commencement Date.

Section 4.02. Rental Payments to Constitute a Current Expense of the City. The Lessor and the City acknowledge and agree that the Rental Payments shall constitute currently budgeted expenditures of the City, if an Appropriation has been effected for such purpose. The City's obligation to pay Rental Payments under this Lease shall be from Fiscal Year to Fiscal Year only (as further provided in Section 2.03 and Article III), shall extend only to moneys for which an Appropriation has been effected by the City and shall not constitute a mandatory charge, requirement or liability in any ensuing Fiscal Year beyond the then current Fiscal Year. No provision of this Lease shall be construed or interpreted as a delegation of governmental powers or as creating a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City or a general obligation or other indebtedness of the City within the meaning of any constitutional, Charter or statutory debt limitation, including without limitation Article X, Section 20 or Article XI, Sections 1, 2 and 6 of the Constitution of the State. This Lease shall not directly or indirectly obligate the City to make any payments beyond those for which an Appropriation has been effected by the City for the City's then current Fiscal Year. The City shall be under no obligation whatsoever to exercise its option to purchase the Equipment. No provision of this Lease shall be construed to pledge or to create a lien on any City moneys, nor shall any provision of this Lease restrict the future issuance of any bonds or obligations of the City payable from any City moneys.

Section 4.03. Rental Payments to be Unconditional. The obligations of the City to make Rental Payments in any Fiscal Year for which an Appropriation has been effected by the City for the payment thereof and to perform and observe the other agreements contained in this Lease shall be absolute and unconditional without abatement, diminution, deduction, set-off or defense, for any reason, including without limitation any defects, malfunctions, breakdowns or infirmities in the Equipment after Acceptance thereof or any accident, condemnation or unforeseen circumstances.

ARTICLE V

Section 5.01. Acquisition Payment; Delivery, Installation and Testing of Equipment; Acceptance. The Lessor agrees that if it has received executed documents (which may be by facsimile or electronic means) the Lessor will pay the price of the Equipment not to exceed \$3,559,024.92 to Vendor, Front Range Fire Apparatus, Limited at 7600 Miller Court, Frederick, Colorado 80504 as the Acquisition Payment to pay all costs for the manufacture, acquisition, delivery, and testing of the Equipment.

The City agrees to concurrently order the Equipment and cause the Equipment to be delivered and tested at the locations specified on Exhibit A, all pursuant to the Related Vendor Contract. After the Equipment has been delivered, installed and tested, the City agrees to accept the Equipment provided that the Equipment satisfies the requirements of the City as set forth in the Related Vendor Contract. If the Equipment satisfies the requirements of the City therefor, all as set forth in the Related Vendor Contract, the City Representative shall promptly notify the

Lessor of Acceptance of the Equipment. Lessor shall verify to the City receipt of the title documents for the Equipment.

In the event that at least one Acceptance Certificate has not been delivered to the Lessor by the first Rental Payment Date set forth on Exhibit B,

(a) the City Representative may negotiate with the Lessor and agree with the Lessor as to a later Rental Payment Date or

(b) the City may terminate this Lease in which event (i) the City and the Lessor shall direct the Vendor to return to the Lessor the original amount (as set forth above) paid by the Lessor for the Acquisition Payment, (ii) the City shall pay to the Lessor a final Rental Payment, subject to Appropriation as set forth in Section 4.01, determined by multiplying the original amount paid by the Lessor as the Acquisition Payment by the per annum interest rate used to calculate the interest component of the Rental Payment by the number of days from the Commencement Date through the day prior to the designated termination date, computed on the basis of a 360-day year of twelve 30-day months, and (iii) no other amount, fee, penalty, interest or damages whatsoever shall be due hereunder and this Lease shall be deemed null and void from the designated termination date.

Any such termination may be effected by the mailing of a notice of such termination, including the statement of the City's designated termination date, by the City Representative to the Lessor.

Section 5.02. Enjoyment of Equipment. After Acceptance, the Lessor shall provide the City with quiet use and enjoyment of the Equipment during the Lease Term, and the City shall peaceably and quietly have, hold and enjoy the Equipment during the Lease Term, without suit, trouble or hindrance from the Lessor, except as otherwise expressly set forth in this Lease. No Registered Owner shall interfere with such quiet use and enjoyment during the Lease Term so long as this Lease has not been terminated as a result of the occurrence of an Event of Nonappropriation or an Event of Default.

Section 5.03. Location; Inspection. Once delivered, no item of the Equipment will be permanently moved from the location specified for it on Exhibit A without the Lessor's consent, which consent shall not be unreasonably withheld. If the Lessor provides, on any business day, to the City's Representative at least 24 hours' written notice of intent to inspect, the Lessor shall have the right at all reasonable times during regular business hours to enter into and upon the locations of the Equipment for the purpose of inspecting the Equipment.

Section 5.04. Use and Maintenance of the Equipment. After Acceptance, the City will not use, operate or maintain the Equipment carelessly, in violation of any applicable law or in a manner contrary to that contemplated by this Lease. The City shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In respect of the Equipment, the City agrees to comply in all respects with all applicable laws, regulations and rulings of any legislative, executive, administrative or judicial body; provided that the City may contest in good faith the validity or application of any such law, regulation or ruling in any

reasonable manner that does not adversely affect the interest of the Lessor in and to the Equipment or its interest or rights under this Lease.

The City agrees that it will, at the City's own cost and expense, maintain, preserve and keep the Equipment in good repair and working order. The Lessor shall have no responsibility to maintain, repair or make improvements or additions to the Equipment.

ARTICLE VI

Section 6.01. Title to the Equipment. During the Lease Term, legal title to the Equipment and any and all repairs, replacements, substitutions and modifications to such Equipment shall be in the Lessor. Such title shall be held by the Lessor subject to this Lease. The City agrees that so long as legal title to the Equipment shall be in the Lessor and the City shall not be considered to hold legal title to the Equipment under Section 10.01, the Lessor shall be entitled to receive (a) any money attached or added to the Equipment at any time, (b) any money or property from the sale of the Equipment, and (c) any money from an insurance claim if the Equipment is lost or damaged. Unless an Event of Nonappropriation or an Event of Default has occurred and is continuing, upon acceptance thereof, the City shall have the right to peacefully possess and use the Equipment during the Lease Term. The City will at all times protect and defend, at its own cost and expense, the Lessor's title from and against all claims, liens, and legal processes of the City's creditors, and keep all Equipment free and clear of all such claims, liens and processes.

Section 6.02. Financing Documents. Neither the Lessor nor the City will execute, or cause to be filed, any financing or security documents in respect of this Lease or the Equipment unless such financing or security documents shall consist of financing statements filed by the Lessor reflecting (a) the Lessor's legal title to the Equipment and designated as "filed for notice purposes only" or (b) the Lessor's assignment of its interests in this Lease and the Equipment as provided in Section 11.01.

Section 6.03. Personal Property. The Equipment is and will remain personal property and will not be deemed to be affixed to or a part of the real estate on which it may be situated, notwithstanding that the Equipment or any part thereof may be or hereafter become in any manner physically affixed or attached to real estate or any building thereon. Upon the request of the Lessor, the City will, at the City's expense, furnish a waiver of any interest in the Equipment from any party having an interest in any such real estate or building.

ARTICLE VII

Section 7.01. Liens, Taxes, Other Governmental Charges and Utility Charges. The City shall keep the Equipment free of all levies, liens and encumbrances except those created by this Lease. The Lessor and the City contemplate that the Equipment will be used and possessed by the City for a governmental or proprietary purpose of the City and that the Equipment will therefore be exempt from all property taxes. Because of such contemplation, the Lessor agrees that it will not declare the Equipment to the Assessor's office of the City, the State or any other

taxing entity and will not take any other action that may cause an improper tax billing to be prepared in respect of the Equipment. If the use, possession or acquisition of the Equipment is nevertheless determined to be subject to taxation, the City shall pay when due (a) all taxes and governmental charges lawfully assessed or levied against or with respect to the Equipment and (b) all utility and other charges incurred in the use and maintenance of the Equipment, provided that the City shall have effected an Appropriation for the payment of any such taxes or charges. The City shall pay such taxes or charges as the same may become due; provided that, with respect to any such taxes or charges that may lawfully be paid in installments over a period of years, the City shall be obligated to pay only such installments as accrue during the Lease Term.

Section 7.02. Insurance. At its own expense, the City shall, during the Lease Term, either (a) maintain casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State, in an amount at least equal to the then applicable Purchase Price of the Equipment or (b) self-insure against such risks evidencing such self-insurance by providing a statement of self-insurance coverage in an amount not less than the cost of the Equipment. Upon the Lessor's written request to the City Representative from time to time throughout the Lease Term, the City Representative shall furnish to the Lessor evidence of such insurance or self-insurance coverage. The City shall not materially modify or cancel such insurance or self-insurance coverage without first giving written notice thereof to the Lessor at least 10 days in advance of such cancellation or modification. To the extent that the City is not self-insured in respect of the Equipment, the required casualty insurance shall contain a provision making any losses payable to the City and the Lessor as their respective interest may appear.

Section 7.03. Advances. In the event the City shall fail to keep the Equipment in good repair and working order, the Lessor may, but shall be under no obligation to, maintain and repair the Equipment and pay the cost thereof. All amounts so advanced by the Lessor shall constitute additional rent for the then current Original Term or Renewal Term and, only if an Appropriation has been effected by the City for this purpose, the City agrees to pay such amounts so advanced by the Lessor with interest thereon from the due date until paid at the rate of 12% per annum or the maximum amount permitted by law, whichever is less.

ARTICLE VIII

Section 8.01. Damage, Destruction and Condemnation. If (a) the Equipment or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be taken under the exercise or threat of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, the City and the Lessor will cause the Net Proceeds to be applied to the prompt replacement, repair, restoration, modification or improvement of the Equipment to substantially the same condition as existed prior to the event causing such damage, destruction, or condemnation unless the City shall have exercised its option to purchase the Equipment pursuant to Section 10.01. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to the City.

For purposes of this Article, the term "Net Proceeds" shall mean (a) the amount of insurance proceeds received by the City for rebuilding, repairing, restoring, or replacing the damaged or destroyed Equipment or (b) the amount remaining from the gross proceeds of any condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys' fees, incurred in the collection thereof.

Section 8.02. Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any repair, restoration, modification or improvement referred to in Section 8.01, City shall either (a) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds, or (b) pursuant to Section 10.01 purchase the Lessor's interest in all of the Equipment. The amount of the Net Proceeds, if any, remaining after completing such repair, restoration, modification or improvement or after purchasing the Lessor's interest in all of the Equipment shall be retained by the City. If the City shall make any payments pursuant to this Section, the City shall not be entitled to any reimbursement therefor from the Lessor nor shall the City be entitled to any diminution of the amounts payable under Article IV. If the City does not timely budget and appropriate sufficient funds to proceed under either (a) or (b), an Event of Nonappropriation shall be deemed to have occurred and the Lessor may pursue remedies available to it following an Event of Nonappropriation.

ARTICLE IX

Section 9.01. Disclaimer of Warranties. The Lessor makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for use of the Equipment. In no event shall the Lessor be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Lease or the existence, furnishing, functioning or the City's use of any item, product or service provided for in this Lease. The City may proceed to assert claims and rights relating to the Equipment as provided in Section 9.02 hereof.

Section 9.02. Vendor's Warranties. The Lessor hereby irrevocably appoints the City its agent and attorney-in-fact during the Lease Term, so long as the City shall not be in default under this Lease, to assert from time to time whatever claims and rights (including without limitation warranties) relating to the Equipment that the Lessor may have against the Vendor or any person other than the Lessor. Any such matter shall not have any effect whatsoever on the rights or obligations of the Lessor with respect to this Lease, including the right to receive full and timely Rental Payments for which an Appropriation has been effected by the City for this purpose.

ARTICLE X

Section 10.01. Purchase Option. The City shall have the option to purchase the Lessor's ownership interest in all of the Equipment, at the following times and upon the following terms:

(a) On the date of the last Rental Payment set forth in this Lease (assuming this Lease has been renewed at the end of the Original Term and each Renewal Term), if this Lease is still in effect on such day, upon payment in full of Rental Payments due on this Lease to the Lessor;

(b) Upon giving written notice to the Lessor at least sixty (60) days before the date of purchase, on the Rental Payment dates set forth on Exhibit B, upon payment in full of the Rental Payments then due plus the then applicable Purchase Price as set forth on Exhibit B to the Lessor; or

(c) In the event of substantial damage to or destruction or condemnation of substantially all of the Equipment, on the day specified in the City's notice to the Lessor of its exercise of the purchase option upon payment in full to the Lessor of the Rental Payments then due plus the then applicable Purchase Price; provided that (1) such notice shall be given in writing at least sixty (60) days prior to the purchase date and (2) if the purchase date is not a Rental Payment date, the City shall also pay an amount equal to the portion of the interest component of the Rental Payment accrued from the immediately preceding Rental Payment date to such purchase date, computed on the basis of a 360-day year of twelve 30-day months.

Section 10.02. Manner of Conveyance and Other Agreements Regarding Purchase.

At the closing of the purchase or other conveyance of the Equipment pursuant to Section 10.01, the Lessor shall release and terminate this Lease and deliver to the Manager of Finance a document in substantially the form set forth as Exhibit C releasing, assigning, transferring and conveying title to, and the Lessor's interest in, the Equipment and this Lease. The Lessor shall also cause a termination statement to be filed if the Lessor has filed any "notice" financing statement as permitted under Section 6.02.

ARTICLE XI

Section 11.01. Assignment by Lessor. The Lessor's right, title and interest in, and to Rental Payments and any other amounts payable by the City under this Lease and its ownership in the Equipment and all proceeds there from, may be assigned and reassigned in whole or in part to one or more assignees or subassignees by the Lessor and, to the extent of its interest, by any Registered Owner, without the necessity of obtaining the consent of the City; provided that (a) any such assignment, other than an assignment by a Registered Owner, shall not be effective until the Manager of Finance has received written notice, signed by the assignor, of the name and address of the assignee, and (b) any assignment to or by a Registered Owner shall not be effective until it is registered on the registration books kept by the Agent as agent for such. The City hereby agrees that the Lessor may, without notice to the City, sell, dispose of, or assign this Lease through a pool, trust, limited partnership, or other similar entity, whereby one or more interests are created in this Lease, the Equipment or the Rental Payments.

The Lessor and the City agree that any such assignment of this Lease is not intended as the offer or sale of a security, and the Lessor and all assignees hereof understand and agree that:

(a) the City shall not be responsible for any information provided to any assignee or subassignee in connection with any such assignment and (b) if any such assignment constitutes the offering of a security under applicable securities laws, the City shall not be responsible for compliance with any such laws, and any offering or other disclosure document delivered by the Lessor in connection with such assignment shall include a statement to the effect that the City has assumed no responsibility for such document and has neither reviewed nor undertaken to verify any information contained therein.

Manager of Finance shall (a) retain all assignment notices as a register of all assignees (other than Registered Owners) and (b) shall be responsible for making all payments during the Lease Term, if an Appropriation has been effected by the City for such purpose, *only* to the Lessor at the address set forth in Section 13.01, notwithstanding any assignment by the Lessor pursuant to the terms of this section.

Provided that the City shall have accepted the Equipment, the City shall not have the right to and shall not assert against any assignee or Registered Owner any claim, counterclaim or other right the City may have against the Vendor.

The option granted in this Section does not permit the assignment of less than all of the Lessor's interests in all of the Equipment.

Section 11.02. Assignment and Subleasing by the City. None of the City's right, title and interest in, to and under this Lease or any portion of the Equipment may be assigned or encumbered by the City for any reason; except that the City may sublease all or part of such Equipment if (a) such sublease is to an agency or department of, or a political subdivision of, the State or (b) the City obtains the prior written consent of the Lessor and an opinion of nationally recognized counsel in the area of tax exempt municipal obligations satisfactory to the Lessor that such subleasing will not adversely affect the exclusion of the interest components of the Rental Payments from gross income for federal income purposes. Any such sublease of all or part of any Equipment shall be subject to this Lease and the rights of the Lessor in, to and under this Lease and with respect to the Equipment.

ARTICLE XII

Section 12.01. Events of Default Defined. Any of the following events shall constitute an "Event of Default" under this Lease:

(a) Failure by the City to pay any Rental Payment or other payment, for which an Appropriation has been effected by the City for such purpose, during the Original Term or any Renewal Term, five (5) Business Days after the date the City Representative shall have received written notice from the Lessor that such payment is due;

(b) Failure by the City to observe and perform any agreement on its part to be performed, other than as provided in (a) above, for a period of 45 days after written notice specifying such failure and requesting that it be remedied is

given to the City by the Lessor, unless the Lessor shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, the Lessor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the City within the applicable period and diligently pursued until the default is corrected and provided further that, if, by reason of *Force Majeure*, the City shall be unable to carry out such agreement, the City shall not be deemed in default during the continuance of such inability;

(c) Any representation made by the City in this Lease or in any writing by any official of the City specifically related to this Lease or the execution, delivery or performance of this Lease shall prove to have been false, incorrect, misleading or breached in any material respect on the date when made;

(d) The City shall (1) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of the City, or of all or a substantial part of the assets of the City, (2) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (3) make a general assignment for the benefit of creditors, (4) have an order for relief entered against it under applicable federal bankruptcy law, or (5) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or take advantage of any insolvency law or any answer admitting the material allegations of a petition filed against the City in any bankruptcy, reorganization or insolvency proceeding; or

(e) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator of the City or a substantial part of the assets of the City, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days.

Section 12.02. Remedies on Default. Whenever any Event of Default exists, the Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:

(a) By written notice to the City, the Lessor may declare all Rental Payments and other amounts for which an Appropriation has been effected by the City, to the end of the then current Original Term or Renewal Term, to be immediately due and payable;

(b) With or without terminating the Lease Term, the Lessor (1)(A) at the Lessor's expense, may enter the premises where the Equipment is located and retake possession of the Equipment or (B) may require the City at the City's expense to promptly return any or all of such Equipment to the possession of the Lessor at such place within the United States as the Lessor shall specify and (2) may sell or lease the Equipment or, for the account of the City, sublease the

Equipment, continuing to hold the City liable for the difference between (i) the Rental Payments and other amounts for which an Appropriation has been effected by the City to the end of the then current Original Term or Renewal Term, as the case may be, and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of the Lessor in exercising its remedies under this Lease, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing the Equipment and all reasonable brokerage, auctioneer's and attorney's fees), subject, however, to the provisions of this Lease, including but not limited to the provisions of Section 3.03 hereof; and provided that an Appropriation has been effected by the City for such purpose; and

(c) The Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under this Lease or as owner of all of the Equipment.

Section 12.03. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Lessor is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Lessor to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice other than such notice as may be required in this Article.

Section 12.04. Application of Moneys. Any net proceeds from the exercise of any remedy under this Lease (after deducting all expenses of the Lessor in exercising such remedies including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all reasonable brokerage, auctioneer's and attorney's fees) shall be applied to the Rental Payments and other amounts due under this Lease to the end of the then current Original Term or Renewal Term.

ARTICLE XIII

Section 13.01. Notices; Payments to Lessor. All notices or other communications under this Lease shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the Lessor and the City at the addresses listed below (or at such other address as either the Lessor or the City shall designate in writing to the other party hereto). Any payments that may be due to the Lessor during the Lease Term shall be mailed to the Lessor by the City with a City warrant therefor enclosed or shall be transferred by the City by electronic transfer, to the address or the account set forth below:

(a) Notice and Payment to Lessor:

JPMorgan Chase Bank, N.A
1111 Polaris Parkway, Suite 4N
Mail Suite OH1-1085

Columbus, Ohio 43240
Attn: Operations Managers
Phone: 1-800-678-2601
Fax: 1-800-276-4064
Instructions for Electronic Transfer of Rent Payments
Account: Chase Equipment Finance
Bank: JPMorgan Chase, NA
ABA No. (to be provided)
Acct. No. (to be provided)
Lease No.: _____

(b) Notice to the City:
Infrastructure

Manager of Department of Transportation and

City and County of Denver, Colorado
201 West Colfax, Dept. 608
Denver, Colorado 80202
Attn: Fleet Management
Phone: 720-913-1311

and

Manager of Finance
City and County of Denver, Colorado
201 West Colfax, Dept. 1004
Denver, Colorado 80202
Phone: (720) 913-9370
Fax: (720) 913-9784
E-mail: debtmanagement@denvergov.org

and

Manager of Public Safety
City and County of Denver, Colorado
1331 Cherokee Street, Room 302
Denver, Colorado 80204
Attn: Fire Chief
Phone: (720) 913-6020

and

Director of Budget and Management
City and County of Denver, Colorado
201 West Colfax, Department 1010
Denver, Colorado 80202
Phone: (720) 913-5500
Fax: (720) 913-5599

and

City Attorney - Municipal Operations
City and County of Denver, Colorado
201 West Colfax, Department 1207
Denver, Colorado 80202

Section 13.02. Release and Indemnification. Pursuant to Section 7.2.2 of the Charter and Article XI of the Constitution of the State, the City is prevented by law from indemnifying the Lessor.

Section 13.03. Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Lessor and the City and their respective successors and assigns. References herein to "Lessor" shall be deemed to include each of its assignees and subsequent assignees from and after the effective date of each assignment as permitted and limited by Section 11.01, provided that the Manager of Finance shall only be required to provide payment to the Lessor as described in Section 11.01.

Section 13.04. Severability. Except for the requirement of the City to make Rental Payments for which a specific Appropriation has been effected by the City for such purpose and the requirement of the Lessor to provide quiet enjoyment of the Equipment and to convey the Equipment to the City as set forth in Sections 6.01, 10.01 and 10.02 (which, if held invalid or unenforceable by any court of competent jurisdiction, may have the effect of invalidating or rendering unenforceable the other provisions of this Lease) in the event that any provision of this Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision thereof.

Section 13.05. Amendments. This Lease may be amended by mutual written consent of the Lessor and the City.

Section 13.06. Execution in Counterparts. This Lease may be simultaneously executed in no more than two counterparts, each of which shall be an original and both of which shall constitute but one and the same instrument.

Section 13.07. Applicable Law. This Lease shall be governed by and construed in accordance with the laws of the State.

Section 13.08. Captions. The captions or headings in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Lease.

Section 13.09. No Discrimination in Employment. In connection with the performance of the work under this Lease, the Lessor agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status,

gender identity or gender expression, sexual orientation, marital status, or physical or mental disability; and further agrees to insert the foregoing provision in all subcontracts hereunder.

Section 13.10. Examination of Records and Audit. Any authorized agent of the City, including the City Auditor or his or her representative, has the right to access, and the right to examine, copy and retain copies, at City's election in paper or electronic form, any pertinent books, documents, papers and records related to Lessor's performance pursuant to this Lease, provision of any goods or services to the City, and any other transactions related to this Lease. Lessor shall cooperate with City representatives and City representatives shall be granted access to the foregoing documents and information during reasonable business hours and until the latter of three (3) years after the final payment under the Agreement or expiration of the applicable statute of limitations. When conducting an audit of this Agreement, the City Auditor shall be subject to government auditing standards issued by the United States Government Accountability Office by the Comptroller General of the United States, including with respect to disclosure of information acquired during the course of an audit. No examination of records and audits pursuant to this paragraph shall require Lessor to make disclosures in violation of state or federal privacy laws. Lessor shall at all times comply with D.R.M.C. 20-276.

Section 13.11. Anti-Corruption and Sanctions. The City is, to the knowledge of the signers without additional investigation, in compliance with Anti-Corruption Laws and applicable Sanctions in all material respects and are not knowingly engaged in any activity that would reasonably be expected to result in the City being designated as a Sanctioned Person. None of (a) Lessee or any of their respective directors, officers or employees, or (b) to the knowledge of the City, or any agent of the City that will act in any capacity in connection with or benefit from the Lease Purchase Agreement established hereby, is a Sanctioned Person. No Lease or directions for payment of Vendor or other transaction contemplated by this Agreement will violate any Anti-Corruption Law or applicable Sanctions. For the purposes of this Section, the following terms shall have the following meanings: "Anti-Corruption Laws" means all laws, rules, and regulations of any jurisdiction applicable to the City time to time concerning or relating to bribery or corruption. "Person" means any individual, corporation, partnership, limited liability company, joint venture, joint stock association, association, bank, business trust, trust, unincorporated organization, any foreign governmental authority, the United States of America, any state of the United States and any political subdivision of any of the foregoing or any other form of entity. "Sanctions" means economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by the U.S. government, including those administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State. "Sanctioned Country" means, at any time, a country, region or territory which is the subject or target of any Sanctions (as at the time of this Agreement, Crimea, Cuba, Iran, North Korea, Sudan and Syria). "Sanctioned Person" means, at any time, (a) any Person listed in any Sanctions-related list of designated Persons maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. Department of State, (b) any Person operating, organized or resident in a Sanctioned Country or (c) any Person controlled by any such Person.

Section 13.12. Confidentiality. Lessor confirms that it will not use confidential information obtained from the City by virtue of the Lease Purchase Agreement or Lessor's other relationships with the City in connection with the performance by Lessor of such services for other companies. The City also acknowledges that Lessor will not use in connection with the Lease Purchase Agreement, or furnish to the City, confidential information which Lessor has obtained from other companies.

Section 13.13. Municipal Advisor Disclosures and Disclaimers. The City acknowledges and agrees that (i) the transaction contemplated herein is an arm's length commercial transaction between the City and the Lessor, (ii) in connection with such transaction, the Lessor is acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules"), agent or a fiduciary of the City, (iii) the Lessor is relying on the Bank Exemption in the Municipal Advisor Rules, (iv) the Lessor has not provided any advice or assumed any advisory or fiduciary responsibility in favor of the City with respect to the Lease Purchase transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (whether or not the Lessor, or any affiliate of the Lessor, has provided other services or advised, or is currently providing other services or advising the City on other matters), (v) the Lessor has financial and other interests that differ from those of the City, and (vi) the City has consulted with its own financial, legal, accounting, tax, and other advisors, as applicable, to the extent it deemed appropriate.

Section 13.14. Signatures. Lessor consents to the use of electronic signatures by the City. The Agreement, and any other documents requiring a signature hereunder, may be signed electronically by the City in the manner specified by the City. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original. By their respective signatures, the City and the Lessor agree to the terms and conditions of this Equipment Lease Purchase Agreement, including all Exhibits hereto.

Remainder of page left intentionally blank.

Contract Control Number:

FINAN-202055028-00

Contractor Name:

JPMORGAN CHASE BANK

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

Attorney for the City and County of Denver

By:

By:

By:

Contract Control Number:
Contractor Name:

FINAN-202055028-00
JPMORGAN CHASE BANK

By: Kelsey A. Bruck

Name: Kelsey A. Bruck
(please print)

Title: Authorized Officer
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

EXHIBIT A
DESCRIPTION OF THE EQUIPMENT

Name of Vendor:	Front Range Fire Apparatus, Limited 7600 Miller Court Frederick, Colorado 80504	
Description of Equipment:	Pierce Velocity Ascendant Ladder Aerial	
Item 1	107' Ascendant w/Cummins 12 Engine	\$ 1,202,190.25
Location of Equipment:	Fire Station 2 5300 Memphis Street Denver, Colorado	
Description of Equipment:	Pierce Velocity Rescue, Walkin_	\$ 1,098,461.01
Item 2		
Location of Equipment:	Fire Station 11 40 W. 2nd Avenue Denver, Colorado	
Description of Equipment:	Pierce Velocity Pumper, Med, Alum,	
Item 3	Velocity - 500 Water	\$ 629,186.83
Location of Equipment:	Fire Station 10 3200 Steele Street Denver, Colorado	
Description of Equipment:	Pierce Velocity Pumper, Med, Alum,	
Item 4	Velocity - 500 Water	\$ 629,186.83
Location of Equipment:	Fire Station 13 3683 S. Yosemite Denver, Colorado	
TOTAL		\$ 3,559,024.92

Representations Regarding the Equipment/Code Section 103 Arbitrage Limitations: The City hereby represents as follows:

(a) The estimated total costs of the Equipment listed above is not less than the total Principal Portion of the Rental Payments set forth in the Rental Payment Schedule on Exhibit B.

(b) The Equipment has been ordered or is expected to be ordered within thirty (30) days of the Commencement Date and the Equipment is expected to be delivered, installed, and tested and the Vendor fully paid, within six (6) months from the Commencement date.

(c) The Equipment has not been and is not expected to be sold or otherwise disposed of by the City, either in whole or in part, prior to the last payment date for the principal component of the Rental Payments set forth in the Rental Payment Schedule on Exhibit B.

(d) To the best of the City Representative's knowledge, information and belief, the above expectations are reasonable.

By: _____
Manager, Department of Transportation and
Infrastructure
City and County of Denver, Colorado
(as City Representative under this Lease)

APPENDIX A
**FORM OF ACCEPTANCE CERTIFICATE
NO. 1 of 4 FOR ITEM 1**

Appendix A Item 1 of August 1, 2020 Equipment Lease Purchase Agreement

Re: Equipment Lease Purchase Agreement (the "Lease") dated August 1, 2020, between JPMorgan Chase Bank, N.A., as Lessor, and the City and County of Denver, Colorado (the "City"), as Lessee.

To: JPMorgan Chase Bank, N.A.
1111 Polaris Parkway, Suite 4N
Mail Suite OH1-1085
Columbus, Ohio 43240
Phone: _____
Fax: _____

In accordance with the Lease the undersigned City Representative hereby certifies and represents to, and agrees with the Lessor as follows:

- (1) The Equipment described in the Lease at Exhibit A Item 1 has been delivered, installed, tested and accepted on the date hereof.
- (2) The City has conducted such inspection and testing of this Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts this Equipment for all purposes.
- (3) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Lease) exists at the date hereof.
- (4) The Lessor is hereby requested to notify the Manager of Finance that the title to Item 1 of the Equipment has been received.

City and County of Denver, Colorado, as Lessee

By: _____

(as City Representative under the Lease)

Acceptance Date: _____

RECEIVED:

JPMorgan Chase Bank, N.A., as Lessor

By: _____
Title: _____

**FORM OF ACCEPTANCE CERTIFICATE
NO. 2 of 4 FOR ITEM 2**

Appendix A Item 2 of August 1, 2020 Equipment Lease Purchase Agreement

Re: Equipment Lease Purchase Agreement (the "Lease") dated August 1, 2020, between JPMorgan Chase Bank, N.A., as Lessor, and the City and County of Denver, Colorado (the "City"), as Lessee.

To: JPMorgan Chase Bank, N.A.
1111 Polaris Parkway, Suite 4N
Mail Suite OH1-1085
Columbus, Ohio 43240
Phone: _____
Fax: _____

In accordance with the Lease the undersigned City Representative hereby certifies and represents to, and agrees with the Lessor as follows:

- (1) The Equipment described in the Lease at Exhibit A Item 2 has been delivered, installed, tested and accepted on the date hereof.
- (2) The City has conducted such inspection and testing of this Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts this Equipment for all purposes.
- (3) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Lease) exists at the date hereof.
- (4) The Lessor is hereby requested to notify the Manager of Finance that the title to Item 2 of the Equipment has been received.

City and County of Denver, Colorado, as Lessee
By: _____

(as City Representative under the Lease)

Acceptance Date: _____

APPROVED:

JPMorgan Chase Bank, N.A., as Lessor

By: _____
Title: _____

**FORM OF ACCEPTANCE CERTIFICATE
NO. 3 of 4 FOR ITEM 3**

Appendix A Item 3 of August 1, 2020 Equipment Lease Purchase Agreement

Re: Equipment Lease Purchase Agreement (the "Lease") dated August 1, 2020, between JPMorgan Chase Bank, N.A., as Lessor, and the City and County of Denver, Colorado (the "City"), as Lessee.

To: JPMorgan Chase Bank, N.A.
1111 Polaris Parkway, Suite 4N
Mail Suite OH1-1085
Columbus, Ohio 43240
Phone: _____
Fax: _____

In accordance with the Lease the undersigned City Representative hereby certifies and represents to, and agrees with the Lessor as follows:

- (1) The Equipment described in the Lease at Exhibit A Item 3 has been delivered, installed, tested and accepted on the date hereof.
- (2) The City has conducted such inspection and testing of this Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts this Equipment for all purposes.
- (3) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Lease) exists at the date hereof.
- (4) The Lessor is hereby requested to notify the Manager of Finance that the title to Item 3 of the Equipment has been received.

City and County of Denver, Colorado, as Lessee
By: _____

(as City Representative under the Lease)

Acceptance Date: _____

APPROVED:

JPMorgan Chase Bank, N.A., as Lessor
By: _____
Title: _____

FORM OF ACCEPTANCE CERTIFICATE

NO. 4 of 4 FOR ITEM 4

Appendix A Item 4 of August 1, 2020 Equipment Lease Purchase Agreement

Re: Equipment Lease Purchase Agreement (the "Lease") dated August 1, 2020, between JPMorgan Chase Bank, N.A., as Lessor, and the City and County of Denver, Colorado (the "City"), as Lessee.

To: JPMorgan Chase Bank, N.A.
1111 Polaris Parkway, Suite 4N
Mail Suite OH1-1085
Columbus, Ohio 43240
Phone: _____
Fax: _____

In accordance with the Lease the undersigned City Representative hereby certifies and represents to, and agrees with the Lessor as follows:

- (1) The Equipment described in the Lease at Exhibit A Item 4 has been delivered, installed, tested and accepted on the date hereof.
- (2) The City has conducted such inspection and testing of this Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts this Equipment for all purposes.
- (3) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Lease) exists at the date hereof.
- (4) The Lessor is hereby requested to notify the Manager of Finance that the title to Item 4 of the Equipment has been received.

City and County of Denver, Colorado, as Lessee
By: _____

(as City Representative under the Lease)

Acceptance Date: _____

APPROVED:

JPMorgan Chase Bank, N.A., as Lessor
By: _____
Title: _____

EXHIBIT B

LEASE TERM AND RENTAL PAYMENTS/PURCHASE PRICE SCHEDULE

Lease Term

The term of this Lease shall begin on the Commencement Date and shall expire on December 31, 2021, subject to the unilateral option of the City to renew for up to six (6) additional one year terms. The first Renewal Term shall be from January 1, 2022, to December 31, 2022; the second Renewal Term shall be from January 1, 2023, to December 31, 2023; the third Renewal Term shall be from January 1, 2024, to December 31, 2024; the fourth Renewal Term shall be from January 1, 2025, to December 31, 2025; the fifth Renewal Term shall be from January 1, 2026, to December 31, 2026; and the sixth Renewal Term shall be from January 1, 2027, to September 30, 2027. Such options shall be exercised by the action of the City Council in effecting Appropriations of funds for the Rental Payments due in the Original Term and subsequently, each Renewal Term. If such Appropriation of funds for any Renewal Term is not made for a future Fiscal Year, the City will be deemed to have thereby failed to exercise its option to renew this Lease for such Fiscal Year, and the Lessor's sole remedy shall be the return of the Equipment to the Lessor at the expiration of the then current term.

Rental Payments/Purchase Price Schedule*

**The Purchase Price is in addition to all Rental Payments (including the Rental Payment shown on the same line as the Purchase Price on any particular Payment Date) due on the related Payment Date. Prices presented are “not to exceed” actual payments may be less based on the availability of a discount which is contingent upon meeting a closing deadline.*

Rental Payments/Purchase Price Schedule*

Date	Principal	Interest	Interest Rate	Total Lease Payment	Balance
9/30/2021	\$ 483,928.99	\$ 52,139.12	1.299%	\$ 536,068.12	\$3,075,095.93
9/30/2022	\$ 496,122.62	\$ 39,945.50	1.299%	\$ 536,068.12	\$2,578,973.31
9/30/2023	\$ 502,567.25	\$ 33,500.86	1.299%	\$ 536,068.12	\$2,076,406.05
9/30/2024	\$ 509,095.60	\$ 26,972.51	1.299%	\$ 536,068.12	\$1,567,310.45
9/30/2025	\$ 515,708.75	\$ 20,359.36	1.299%	\$ 536,068.12	\$1,051,601.70
9/30/2026	\$ 522,407.81	\$ 13,660.31	1.299%	\$ 536,068.12	\$ 529,193.89
9/30/2027	\$ 529,193.89	\$ 6,874.23	1.299%	\$ 536,068.12	\$ -
Total	\$3,559,024.92	\$ 193,451.89		\$3,752,476.81	

EXHIBIT C

FORM OF RELEASE AND CONVEYANCE

RELEASE AND CONVEYANCE

(Equipment Lease Purchase Agreement Dated August 1, 2020)

KNOW ALL MEN BY THESE PRESENTS, that _____ ("_____"), for good and valuable consideration to it in hand paid, at or before the ensealing or delivery of these presents, by the City and County of Denver, Colorado (the "City"), the receipt of which is hereby acknowledged, has released, assigned, transferred, granted and conveyed, and by these presents does release, assign, transfer, grant and convey unto the City, all of its interests, including legal title, in the following property to wit:

All of the property identified on Appendix I attached hereto and hereby made a part hereof and the related Equipment Lease Purchase Agreement between JPMorgan Chase Bank, N.A., as lessor, and the City, as lessee.

TO HAVE AND TO HOLD the same unto the City, forever.

IN WITNESS WHEREOF, _____ has executed this Release and Conveyance as of the ____ day of _____, _____.

Authorized Officer

STATE OF _____)
) ss.
_____ COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____, as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

**APPENDIX I
(TO RELEASE AND CONVEYANCE)**

**DESCRIPTION OF PROPERTY
RELEASE AND CONVEYANCE**

Description of Equipment: Pierce Velocity Ascendant Ladder Aerial
107' Ascendant w/Cummins 12 Engine

Location of Equipment: Fire Station 2
5300 Memphis Street
Denver, Colorado

Description of Equipment: Pierce Velocity Rescue, Walkin_

Location of Equipment: Fire Station 11
40 W. 2nd Avenue
Denver, Colorado

Description of Equipment: Pierce Velocity Pumper, Med, Alum,
Velocity - 500 Water

Location of Equipment: Fire Station 10
3200 Steele Street
Denver, Colorado

Description of Equipment: Pierce Velocity Pumper, Med, Alum,
Velocity - 500 Water

Location of Equipment: Fire Station 13
3683 S. Yosemite
Denver, Colorado

EXHIBIT D

CERTIFICATES OF (1) MANAGER OF GENERAL SERVICES AND (2) MANAGER OF FINANCE

(1) The Manager of General Services (or the designee of such Manager) of the City and County of Denver, Colorado (the "City") hereby certifies, in connection with this Lease and the Equipment, as follows:

(a) The City has complied with all applicable procurement requirements, if any, related to this Lease and the acquisition of the Equipment pursuant to the terms of this Lease and the Related Vendor Contract.

(b) Any of the following titled persons within the City's Department of General Services are designees of the Manager of General Services: Director of Purchasing. Other persons may be designated as designee in a separate writing executed by the Manager of General Services.

By: _____
Manager of General Services or Designee
City and County of Denver, Colorado

(2) The Manager of Finance (or the designee of such Manager) of the City and County of Denver, Colorado (the "City") hereby certifies, in connection with this Lease and the Equipment, as follows:

(a) The City has not created or established, and does not expect to create or establish, any sinking fund or similar fund (1) that is reasonably expected to be used to pay the Rental Payments set forth in the Rental Payment Schedule on Exhibit B, or (2) that may be used solely to prevent a default in the payment of the Rental Payments set forth in the Rental Payment Schedule on Exhibit B. (✓)

(b) The City has provided all information relating to the City needed to file the information report (Form 8038-G) attached to this Lease as Exhibit E. The information contained in such Form 8038-G is accurate as of the date hereof. The Manager of Finance will file or will cooperate with the Lessor to file such Form 8038-G with the Internal Revenue Service as required by the Code and related Treasury Regulations.

(c) Any of the following titled persons within the City's Department of Finance are designees of the Manager of Finance: Treasury Division - Director of Financial Management, Debt Administrator and Fiscal Administrator. Other persons may be designated as designee in a separate writing executed by the Manager of Finance.

By: _____
Manager of Finance or Designee
City and County of Denver, Colorado

EXHIBIT E
FORM OF IRS FORM 8038G

[PDF version of 8038G]

Information Return for Tax-Exempt Governmental Bonds

► Under Internal Revenue Code section 149(e)

► See separate instructions.

Caution: If the issue price is under \$100,000, use Form 8038-GC.► Go to www.irs.gov/F8038G for instructions and the latest information.

OMB No. 1545-0720

Part I Reporting Authority		If Amended Return, check here <input type="checkbox"/>	
1 Issuer's name		2 Issuer's employer identification number (EIN)	
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)		3b Telephone number of other person shown on 3a	
4 Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	5 Report number (For IRS Use Only)	
6 City, town, or post office, state, and ZIP code		7 Date of issue	
8 Name of issue		9 CUSIP number	
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions)		10b Telephone number of officer or other employee shown on 10a	

Part II Type of Issue (enter the issue price). See the instructions and attach schedule.			
11 Education		11	
12 Health and hospital		12	
13 Transportation		13	
14 Public safety		14	
15 Environment (including sewage bonds)		15	
16 Housing		16	
17 Utilities		17	
18 Other. Describe ►		18	
19a If bonds are TANs or RANs, check only box 19a	► <input type="checkbox"/>		
b If bonds are BANs, check only box 19b	► <input type="checkbox"/>		
20 If bonds are in the form of a lease or installment sale, check box	► <input type="checkbox"/>		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.					
	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21		\$	\$	years	%

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)				
22	Proceeds used for accrued interest		22	
23	Issue price of entire issue (enter amount from line 21, column (b))		23	
24	Proceeds used for bond issuance costs (including underwriters' discount)	24		
25	Proceeds used for credit enhancement	25		
26	Proceeds allocated to reasonably required reserve or replacement fund	26		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	27		
28	Proceeds used to refund prior taxable bonds. Complete Part V	28		
29	Total (add lines 24 through 28)		29	
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)		30	

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.			
31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded	►	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded	►	years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY)	►	
34	Enter the date(s) the refunded bonds were issued ► (MM/DD/YYYY)		

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	
b	Enter the final maturity date of the GIC ► (MM/DD/YYYY) _____		
c	Enter the name of the GIC provider ► _____		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	
38a	If this issue is a loan made from the proceeds of another tax-exempt issue, check box ► <input type="checkbox"/> and enter the following information:		
b	Enter the date of the master pool bond ► (MM/DD/YYYY) _____		
c	Enter the EIN of the issuer of the master pool bond ► _____		
d	Enter the name of the issuer of the master pool bond ► _____		
39	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box		<input type="checkbox"/>
40	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box		<input type="checkbox"/>
41a	If the issuer has identified a hedge, check here ► <input type="checkbox"/> and enter the following information:		
b	Name of hedge provider ► _____		
c	Type of hedge ► _____		
d	Term of hedge ► _____		
42	If the issuer has superintegrated the hedge, check box		<input type="checkbox"/>
43	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box		<input type="checkbox"/>
44	If the issuer has established written procedures to monitor the requirements of section 148, check box		<input type="checkbox"/>
45a	If some portion of the proceeds was used to reimburse expenditures, check here ► <input type="checkbox"/> and enter the amount of reimbursement ► _____		
b	Enter the date the official intent was adopted ► (MM/DD/YYYY) _____		

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

Signature of issuer's authorized representative _____ Date _____
 Type or print name and title _____

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
Firm's name ►	Firm's EIN ►			
Firm's address ►	Phone no. ►			

EXHIBIT F
FORM OF OPINION OF CITY ATTORNEY

(To be put on City Attorney's Letterhead)

JPMorgan Chase Bank, N.A.
1111 Polaris Parkway, Suite 4N
Mail Suite OH1-1085
Columbus, Ohio 43240

Re: Equipment Lease Purchase Agreement dated August 1, 2020, between JPMorgan Chase Bank, N.A., as Lessor, and the City and County of Denver, Colorado, as Lessee

Ladies and Gentlemen:

I am the City Attorney of the City and County of Denver, Colorado (the "City"). I have examined

(a) an executed counterpart of an Equipment Lease Purchase Agreement (the "Lease") dated August 1, 2020, including Exhibits thereto, by and between JPMorgan Chase Bank, N.A. (the "Lessor"), as lessor, and the City, as lessee, which, among other things, provides for the lease with option to purchase to the City of certain property described on Exhibit A of the Lease (the "Equipment"),

(b) Ordinance No. _____ Series of 2020 of the City Council of the City effective on _____, 2020 (the "Authorizing Ordinance"), which, among other things, authorizes the City to execute the Lease and

(c) such other certificates of officers of the City, opinions, documents and matters of law as I have deemed necessary in connection with the following opinion.

Based on the foregoing, I am of the following opinion:

- (1) The City is duly organized and validly existing as a home rule city under the Constitution and the laws of the State of Colorado and its Home Rule Charter.
- (2) Pursuant to the Authorizing Ordinance, the City has the requisite power and authority to lease with an option to purchase and thereby acquire the Equipment and to execute and deliver the Lease.

- (3) The Lease has been duly authorized, executed, and delivered by the City. Assuming due authorization, execution and delivery of the Lease by the Lessor, the Lease is a valid and legally binding obligation of the City, enforceable against the City in accordance with its terms, except to the extent such enforcement is limited by applicable bankruptcy, reorganization, insolvency, moratorium or other laws affecting the enforcement of creditors' rights generally and general equitable remedies such as specific performance or other injunctive relief.
- (4) To the best of my knowledge after reasonable investigation, the authorization, execution and delivery of the Lease and all other proceedings of the City relating to the transactions contemplated by the Lease have been performed in accordance with all open meeting laws, procurement laws and all other applicable state or federal laws, to the extent that any such laws apply to the City, the Lease or the Equipment.
- (5) There is no proceeding pending against the City in any court or before any public board that, if adversely determined, would adversely affect the transactions contemplated by the Lease.

All capitalized terms herein shall have the same meanings as in the Lease unless otherwise provided herein. The Lessor, its successors and assigns, and any counsel rendering an opinion on the tax-exempt status of the interest components of the Rental Payments, are entitled to rely on this opinion.

Yours truly,

Kristin M. Bronson
City Attorney

[Certificate of Manager of General Services (Exhibit D) to be
provided to City Attorney in respect of opinion (4) above]