

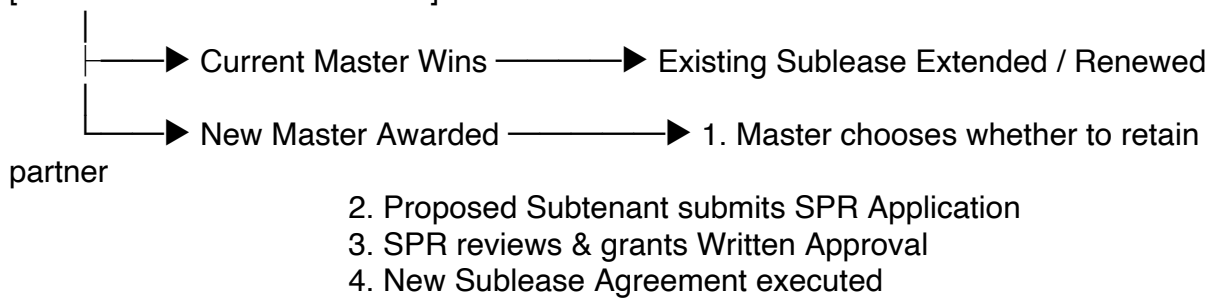
Seattle Parks and Recreation (SPR) governs sublease approvals and vendor continuity under strict municipal contracting and property management rules.

Sublease Approval Framework

- 1 **Prior Written Consent Required:** SPR master concession agreements explicitly prohibit subletting or assignment without direct, written approval from the Superintendent of Parks and Recreation. Master operators cannot independently bring on subtenants.
- 2 **Vetting & Compliance:** Any proposed subtenant (such as a water sports rental vendor) must undergo SPR review. They must provide proof of adequate commercial liability insurance (typically naming the City of Seattle as an additional insured), standard Washington business licensing, and operational alignment with park rules and public access standards.
- 3 **No Independent Vested Right:** SPR's legal contract is strictly with the master concessionaire. The subtenant's right to occupy park property relies entirely on the existence and validity of the master contract.

Operations During Master Concession Transitions

[SPR Master Concession RFP]



When a master concession contract expires or enters a Request for Proposals (RFP) re-bidding cycle:

- **Inclusion in RFP Scope:** The city's RFP usually outlines allowable auxiliary services (e.g., specifying that the site serves both food service and water recreation). Bidders submit proposals indicating how they intend to handle those secondary services—either directly or via a subtenant.
- **If the Existing Master Operator Retains the Contract:** If the incumbent wins the RFP, existing subleases are typically re-authorized or extended under updated lease terms alongside the new master agreement.
- **If a New Master Operator Is Selected:** A new master tenant is under no legal obligation to automatically keep existing subtenants unless SPR explicitly mandated subtenant retention in the RFP requirements. If the new operator chooses to continue working with the incumbent subtenant, they must submit a

formal sublease request to SPR for standard review and administrative approval before execution.

- **Interim Continuity:** During active re-bidding periods, SPR routinely issues temporary extensions or permits to master operators to avoid service disruptions. Subtenants operating under those master tenants remain covered under these temporary extensions until the new long-term master contract is formally executed.