



City of San Leandro

Meeting Date: June 3, 2013

Staff Report

File Number: 13-253

Agenda Section: CONSENT CALENDAR

Agenda Number: 8.E.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for a Resolution Authorizing the City Manager to Execute a Lease Agreement Between Curtain Call Performing Arts and the City of San Leandro for Space in the Civic Center South Offices for Office, Classes, and Theatrical Productions Uses

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve the lease agreement with Curtain Call Performing Arts (Curtain Call) for the approximately 2,100 square foot theater and adjoining space located at the South Offices Building of the San Leandro Civic Center to conduct classes and theatrical productions and perform office functions.

BACKGROUND

The City entered into a lease agreement with California Conservatory Theater of San Leandro (CCT) in 1999 for the lease of Civic Center South Offices Building space at a cost of \$1 per year. CCT has continued to lease the space from the City, and the current lease is due to expire on June 30, 2013. In late 2012, Curtain Call was added to the current lease at the request of CCT as CCT transitioned out of producing theater productions, and partnered with Curtain Call to share in its lease responsibilities.

Curtain Call was founded in June 2008 to bring Broadway-style theater to the greater San Francisco Bay Area. The company has produced critically acclaimed musicals such as AIDA (2009), Into the Woods (2010), Suessical (2011), and Cinderella (2012). In 2012, Curtain Call launched a full season at the San Leandro Theater including musicals, stage plays, and a concert series.

Analysis

The mission of Curtain Call is to produce exceptional theater. Its vision is to ensure that performance-based arts are accessible to everyone who desires to participate or attend

performances by keeping ticket prices low and class/workshop tuition affordable. Curtain Call's Gift of Broadway Program provides arts education by showing free productions to students. Since 2008, the program has served over 9,440 K-8 students in the San Leandro Unified School District. This program is supported in part by a grant from Target Community Giving.

Curtain Call is made up of a six-member Board of Directors. Andrea Gorham is the Founding Artistic Director. Curtain Call's Advisory Committee includes members of CCT.

In exchange for maintaining the space, including all janitorial, Curtain Call will pay \$1 a year in rent, and \$600 a year for utility expenses. The term of the agreement is from July 1, 2013 to June 30, 2018.

Current Agency Policies

Approval of this agreement supports the City Council goal to support and implement programs, activities and strengthen communication that enhance the quality of life, including wellness, in San Leandro and promote a sense of community and civic pride

Previous Actions

- On February 1, 1999, by Resolution No. 99-14, the City Council approved a lease agreement with the California Conservatory Theater for the use of the space at the Civic Center South Offices for five years
- On June 16, 2003, by Resolution No. 2003-133, the City Council approved an extension of the lease with CCT for another five years
- On April 21, 2008, by Resolution No. 2008-041, the City Council approved another extension of the lease with CCT for five years

Fiscal Impacts

The theater space is integrated into the building systems of the Helen Lawrence South Offices building and there is no cost-effective means of separately measuring utility use by Curtain Call. In lieu of establishing a separate meter, Curtain Call agrees to pay an annual \$600 utility payment. The \$600 utility stipend plus the \$1 annual rent is revenue to the General Fund.

PREPARED BY: Tara Peterson, Administrative Services Manager, Engineering & Transportation Department



City of San Leandro

Meeting Date: June 3, 2013

Resolution - Council

File Number: 13-252 **Agenda Section:** CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: ADOPT: Resolution Authorizing the City Manager to Execute a Lease Agreement between Curtain Call Performing Arts and the City of San Leandro for space in the Civic Center South Offices for office, classes, and theatrical productions uses (leases Curtain Call Performing Arts space at the Civic Center South Office Building to conduct classes, theatrical productions and perform office functions)

WHEREAS, the City of San Leandro ("City") has been leasing the approximately 2,100 square feet of space located in the South Offices Building at the San Leandro Civic Center since 1999 to the California Conservatory Theater of San Leandro ("CCT") for the purposes of providing theater productions and classes to the San Leandro area, and for office functions; and

WHEREAS, Curtain Call Performing Arts ("Curtain Call") has been a party to that lease agreement since 2012; and

WHEREAS, the current lease agreement between CCT, the City and Curtain Call will expire on June 30, 2013; and

WHEREAS, CCT is transitioning out of theater production and will not continue leasing the space from the City and the City and Curtain Call wish to execute a new lease agreement; and

WHEREAS, the lease is for a five-year term, and will expire June 30, 2018; and

WHEREAS, the lease contains various protections for the City and requirements of Curtain Call in conducting activities in the space; and

WHEREAS, under the lease Curtain Call will pay an annual \$600 utility fee plus an annual \$1 rental fee;

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

That said lease agreement between the City and Curtain Call is hereby approved and execution by the City Manager is hereby authorized.

**LEASE AGREEMENT BETWEEN CURTAIN CALL PERFORMING ARTS AND THE
CITY OF SAN LEANDRO**

(APN: 075-0164-004-07)

THIS LEASE is made and entered into this ____ day of ____, 2013 by and between the CITY OF SAN LEANDRO, a municipal corporation ("City") and CURTAIN CALL PERFORMING ARTS, a nonprofit corporation ("CCPA"). CCPA is referred to herein as "Lessee."

RECITALS

1. The City and the California Conservatory Theater of San Leandro ("CCT") entered into a lease agreement dated July 1, 1999 to allow CCT to lease space in the Civic Center building from the City for the purpose of staging live theatrical productions for the general public. That lease was renewed on July 1, 2003 and then amended on April 21, 2008 to extend the term of the lease to June 30, 2013 and to make other minor changes.

2. On October 30, 2012, an addendum to the lease was executed to allow CCT to include CCPA as a party to the lease in order to continue providing theatrical productions. By the addendum, CCPA was extended the same rights and obligations that CCT had under the lease.

3. The lease between the City, CCT, and CCPA will expire on June 30, 2013.

4. The City and CCPA now wish to enter into a new lease agreement, to be effective beginning July 1, 2013.

1. DESCRIPTION OF PREMISES.

For and in consideration of the faithful performance by Lessee of the agreements, covenants, terms, and conditions thereof and of the payments therein provided to be made by Lessee, City does hereby lease and demise unto Lessee and Lessee does hereby lease, hire, and take from City approximately 2,100 square feet of space located in that certain real property commonly known as the South Offices Building, San Leandro Civic Center, City of San Leandro, County of Alameda, State of California, and shown on the diagram hereto attached, marked "Exhibit A," hereinafter referred to as the "Premises." In addition to the Premises, City shall also make available to Lessee the hallway and public restrooms during those times they are not being used by the City.

2. TERM.

The term of this lease shall be five years commencing upon July 1, 2013, and ending on June 30, 2018.

3. USE OF PREMISES.

The Premises shall be used as office space and as a theater facility for the purpose of staging live theatrical productions for the general public, classes, and workshops open to the public.

Lessee shall produce and perform no less than fifty (50) live theatrical performances during each twelve (12) month period of this lease. The Lessee shall meet all conditions of this lease and of any other leases or agreements between Lessee and the City. Before July 1 of each year for the year ending June 30, the Lessee shall provide to City a report outlining the activities of the theater in sufficient detail to verify that the conditions of this section and the terms of this lease are being met.

Lessee shall not use or permit the Premises to be used in whole or in part for any purpose other than as hereinabove set forth at any time during the term of this lease except with the prior written consent of the City, nor for any purpose in violation of any present or future laws, ordinances, general rules, or regulations at any time applicable thereto of any public or governmental authority, including the City of San Leandro. Lessee shall at all times faithfully obey and comply with all laws, rules, and regulations applicable thereto adopted by federal, State, local, or other governmental bodies or departments or officers thereof. Lessees' props and scenery may not at any time be stored in hallways, may not block exit doors, or be placed in such a manner that would violate Fire Code and/or Building Code regulations.

4. SEATING FOR PERSONS WITH DISABILITIES.

Lessee shall, at its own cost and expense, provide and maintain seating within the Premises that is available to the persons with disabilities.

5. RENTAL FEE AND UTILITY FEE.

Lessee shall pay as rental for the Premises an annual sum of one dollar (\$1.00), payable in advance.

Lessee shall pay as consideration for utility charges an annual sum of six hundred dollars (\$600), payable on or before July 1 each year for the year beginning July 1.

The rental fee and the utility fee payments may be combined.

6. ADMISSION RATES.

All rates or prices charged by Lessee for admission to theatrical performances, classes and workshops on the Premises shall be reasonable and customary.

7. CONDITION AND MAINTENANCE OF PREMISES AND IMPROVEMENTS.

Lessee shall provide and maintain, at its own cost and expense, throughout the entire term of this lease, any and all equipment, fixtures, furniture, and furnishings necessary for use in and about the Premises in order to maintain and operate thereon a theater facility.

The Lessee covenants and agrees, at its own cost and expense, during the entire term hereof, to keep and maintain inside of the Premises all of the equipment, fixtures, and furnishings thereon in good order and repair and in clean, presentable, and tenantable condition. Maintenance by Lessee shall also include the exterior theater sign and the main theater sliding glass doors. Lessee hereby expressly waives the right to make such repairs at the expense of the City and the benefit of the provisions of Sections 1941 and 1942 of the Civil Code of the State of California relating thereto. The City agrees that said equipment, fixtures, furniture, and furnishings provided by Lessee shall not by reason of their installation in or upon the Premises become the property of the City, and if Lessee is not in default under this lease, Lessee may remove any or all thereof upon the termination of this lease; provided, always, that any damages resulting to the Premises by reason of said removal shall be repaired by Lessee at its own cost and expense and to the satisfaction of the City.

No structural changes, whether temporary or permanent, shall be made by Lessee to Premises without prior approval from City; any permits required for such work shall be paid for by Lessee. All improvements made on or adjacent to the Premises by the Lessee shall, upon expiration of lease or prior to termination thereof, be and become the property of the City and shall remain upon and be surrendered with the Premises as part thereof upon such expiration or termination of this lease. Lessee agrees to remove promptly and to the satisfaction of the City, at the cost and expense of Lessee, upon the expiration of the term or the earlier termination of this lease, any and all improvements placed by Lessee upon the Premises.

8. NONDISCRIMINATION.

Lessee and its employees shall not discriminate because of race, color, national origin, ancestry, marital status, religious creed, sex, age, physical disability or mental disability, medical condition, genetic information, gender, gender identity, gender expression or sexual orientation against any person by refusing to furnish such person any facility, service, or privilege offered to or enjoyed by the general public, nor shall Lessee or its employees publicize the facilities, services, or privileges in any manner that would directly or inferentially reflect upon or question the acceptability of the patronage of any person because of any of the above.

In the performance of this contract, Lessee shall not discriminate against any employee or applicant for employment because of race, color, national origin, ancestry, marital status, religious creed, sex, age, physical disability or mental disability, medical condition, genetic information, gender, gender identity, gender expression or sexual orientation. Lessee will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, national origin, ancestry, marital status, religious creed, sex, age, physical disability or mental disability, medical condition, genetic information, gender, gender identity, gender expression or sexual orientation. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and

selection for training, including apprenticeship.

Lessee will permit access to its records of employment, employment advertisements, application forms, and other pertinent data and records by the State of California, Fair Employment Practices Commission, or any other agency of the State of California designated by the City for the purpose of investigations to ascertain compliance with the Fair Employment Practices Commission section of this contract.

9. FIRE INSURANCE.

Lessee, at its own cost and expense, shall and hereby agree to carry fire insurance with extended coverage endorsements thereon on all improvements on the Premises, in an amount equal to ninety percent (90%) of the full insurable value of such improvements, naming the City and the Lessee, as their interests may appear, as the insured in any such policy or policies. The proceeds of any such insurance in the event of any loss or damage shall be used for the repair or rebuilding of the improvements made or constructed by Lessee upon the Premises. A certificate or certificates evidencing such insurance coverage shall be filed with the City prior to the commencement of construction of any improvements by the Lessee upon the Premises, and such certificates shall provide that such insurance coverage will not be cancelled or reduced without at least forty-five (45) days prior written notice to the City. At least forty-five (45) days prior to the expiration of any such policy or policies, a certificate showing that such insurance coverage has been renewed shall be filed with the City.

10. PROMOTION OF CITY AND FACILITIES.

Lessee shall, in good faith and with all reasonable diligence, use its best efforts, suitable advertising, and other means to promote the use of the facilities covered by this lease.

11. SIGNS.

No exterior signs or placards of an advertising or promotional nature shall be painted, inscribed, or placed on the Premises or any building or structure located thereon without the prior written consent of the City. Lessee agrees to remove promptly and to the satisfaction of the City, at the cost and expense of Lessee, upon the expiration of the term or the earlier termination of this lease, any and all signs and placards placed by them upon the Premises.

12. RIGHTS NONEXCLUSIVE.

It is understood and agreed that the rights of the Lessee hereunder are nonexclusive as to the Premises. However, City shall not use the Premises in a manner that would conflict with an activity or use of Premises previously scheduled by Lessee.

13. TAXES.

Lessee agrees to pay all lawful taxes, business license fees, assessments, or charges which at any time may be levied by a federal, State, County, City, or any tax or assessment levying agency upon any interest in this lease or any possessory right which Lessee may have in or to the Premises covered hereby or the improvements thereon by reason of its use or occupancy thereof or otherwise, as well as all taxes, assessments, and charges on goods, merchandise, fixtures, appliances, equipment, and property owned by them in or about Premises.

14. NO LIENS.

Lessee shall pay for all labor done or materials furnished in the repair, replacement, development, or improvement by Lessee of the Premises and shall keep the Premises and Lessee's possessory interest therein free and clear of any lien or encumbrance of any kind whatsoever created by the Lessee's act or omission, except as herein expressly permitted.

No alterations, additions, or improvements shall be made without the prior written consent of the City.

15. HOLD HARMLESS AGREEMENT AND LIABILITY INSURANCE.

It is an express condition of this lease that the City and its officers, agents, and employees shall be free from liability for any death or deaths of or any injury or injuries to any person or persons or damages to property of any kind whatsoever, whether the person or property of Lessee, its agents, or employees, subLessee, concessionaires, or licensees or third persons, from any cause or causes whatsoever while in or upon the Premises or any part thereof during the term of this lease or occasioned by any occupancy or use of the Premises or concessionaires, or licensees in connection therewith, and Lessee hereby covenant and agree to indemnify and to save harmless the City and its officers, agents, volunteers and employees to the fullest extent permitted by law from all liability, charges, expenses (including legal fees), and costs on account of or by reason of any such death or deaths, injury or injuries, liabilities, claims, suits, or losses however occurring or damages growing out of same.

Lessee further agrees to indemnify and hold harmless the City and its officers, agents, volunteers and employees from any and all claims or liabilities which result or are alleged to have resulted from any infringement or alleged infringement of any patent rights or copyrights or claims caused or alleged to have been caused by the use of any documents, written work, or materials used by Lessee under the lease.

16. INSURANCE.

Public Liability and Property Damage.

The Lessee shall take out and maintain in the name of the Lessee and the City during the life of the lease such Public Liability Insurance as shall protect itself, the City, its

officials, officers, directors, employees, volunteers and agents from claims which may arise from operations under the lease; whether such operations be by itself; by the City, its officials, officers, directors, employees, volunteers and agents; by any subLessee; or by anyone directly or indirectly employed by either of them. This liability insurance shall include, but shall not be limited to, protection against claims arising from bodily and personal injury and damage to property resulting from the Lessee's or City's operations, use of owned or non-owned automobiles, products, and completed operations. The amounts of insurance shall not be less than the following:

Single limit coverage applying to bodily and personal injury liability and property damage: \$1,000,000, and \$2,000,000 general aggregate.

The following endorsements must be attached to the certificate of insurance and policy:

(1) If the insurance policy covers on an "accident" basis, it must be changed to "occurrence."

(2) The policy must cover personal injury, as well as bodily injury.

(3) The policy must cover complete contractual liability. Exclusions of contractual liability as to bodily injuries, personal injuries, and property damage must be eliminated for the basic policy endorsements.

(4) Broad form property damage liability must be afforded. Permission is granted for a deductible that shall not exceed \$500 without special approval of the City.

(5) The City must be named as a named as additional insured under the coverage afforded with respect to the work being performed under this sublease.

(6) An endorsement shall be provided which states that the coverage is primary insurance and that no other insurance affected by the City will be called upon to contribute to a loss under this coverage.

(7) An endorsement shall be provided which states that the waiver of subrogation applies in favor of the certificate holder (the City of San Leandro).

(8) Standard form of cross-liability.

(9) Thirty (30) days' notice of cancellation.

A certificate of insurance and required endorsements evidencing such insurance coverage shall be filed with City prior to entry upon the Premises.

17. WORKERS' COMPENSATION INSURANCE.

Lessee shall maintain in force during the term of this lease, in an amount of \$500,000 and with coverage satisfactory to City, Workers' Compensation Insurance if Lessee has employees. A certificate evidencing such insurance coverage shall be filed with City prior to entry upon the Premises.

18. LEASE, ASSIGNMENTS, AND SUCCESSORS.

Lessee shall not either directly or indirectly give, assign, hypothecate, encumber, transfer, or grant control of this lease or any interest, right, or privilege therein, or sublet the whole or any portion of the Premises or reassign the use of the name in whole or in part, without obtaining the prior written consent of the City, which consent shall not be unreasonably withheld.

Neither this lease or any interest therein shall be assignable or transferable in proceedings in attachment, garnishment, or execution against Lessee, or in voluntary or involuntary proceedings in bankruptcy or insolvency or receivership taken by or against Lessee or by any process of law, and possession of the whole or any part of the Premises shall not be divested from Lessee in such proceedings or by any process of law, without written consent of City. Any breach of the provisions of this paragraph shall give City the right to terminate this lease immediately.

This lease is and shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

19. HAZARDOUS SUBSTANCES.

No goods, merchandise, or material shall be kept, stored, or sold in or upon the Premises that are in any way explosive or hazardous; and no offensive or dangerous trade, business, or occupation shall be carried on therein or thereon; and no machinery or apparatus shall be used or operated on said facilities, provided, however, that nothing in this paragraph contained shall preclude Lessee from bringing, keeping, or using on or about the Premises and building such materials, supplies, equipment, and machinery as are necessary or customary in carrying on its said activities. Potentially hazardous materials such as paints, varnishes, etc., that are kept on the premises shall be stored according to manufacturer's recommendations and in keeping with Best Management Practices for the use and storage of such materials.

20. FORFEITURE.

This lease is made upon the condition that if the rents or other sums which Lessee herein agrees to pay, or any part hereof, shall be unpaid on the date on which the same shall become due, or if default be made in any of the terms, agreements, conditions, or covenants herein contained on the part of Lessee, after notice from City and a 10-day cure period, or should Lessee abandon and cease to use the Premises for a period of ninety (90) days at any one time except when prevented by fire, earthquake, wars, strikes, or other calamity beyond its control, then and in such event, at the option of the City as evidenced by resolution of the City Council, this

lease shall become forfeited, and the City may exercise all rights of entry and re-entry upon the Premises. Lessee shall not be considered in default as to any provisions of this lease when such default is the result of, or pursuant to, any process, order, or decree of any court or regulatory body.

21. OPTION TO TERMINATE.

The City and Lessee shall have the option to terminate this lease without cause upon notice given as hereinafter in Paragraph 31 set forth. Said notice of exercise of said option to terminate shall be given on or before one hundred twenty (120) days prior to the effective date thereof.

22. RIGHT OF ENTRY AS AGENT.

In any case in which provision is made herein for the termination of this lease by the City, or in the case of abandonment or vacating of the Premises by Lessee, the City, in lieu of declaring a forfeiture, may enter the Premises. To such end, Lessee hereby irrevocably appoint the City as its agent to remove any and all persons or property on the Premises and place any such property in storage for the account of and at expense of Lessee. In such case, the City may re-let the Premises upon such terms as it may deem proper. Lessee further agrees to save the City harmless from any loss or damage or claim arising out of the action of the City in pursuance of this paragraph.

23. SURRENDER OF PREMISES.

The Lessee covenants and agrees that at the expiration of this lease, or upon its earlier termination, Lessee will quit and surrender the Premises with all the improvements thereon in as good of state and condition as the same were when construction of such improvements were completed by Lessee, reasonable wear and tear excepted, and Lessee agrees, unless otherwise permitted in writing by the City, to remove all personal property belonging to Lessee. Upon such termination, the City shall have the right to enter upon and take possession of the Premises. Provided always, however, that nothing in this paragraph contained shall obligate Lessee to make any repairs that by any other provision of this lease it shall be relieved or exempt from making.

24. INSPECTION OF PREMISES.

The City or its duly authorized representatives, or agents and other persons for it, may enter upon the Premises at any and all reasonable times during the term of this lease for the purpose of determining whether or not Lessee are complying with the terms and conditions hereof or for any other purpose incidental to the rights of the City.

25. HOLDING OVER.

Should Lessee hold over the Premises after this lease has terminated in any manner, such holding over shall be deemed merely a tenancy from month to month and at a rental of one

dollar (\$1.00) per month, payable monthly in advance, but otherwise on the same terms and conditions as herein provided. In addition, payment of one-half of the utility charges will be due 15 days after notification from the City of the amount due.

26. WAIVERS.

No waiver by the City at any time of any of the terms, conditions, covenants, or agreements of this lease shall be deemed or taken as a waiver at any time thereafter of the same or any other terms, conditions, covenants, or agreements herein contained, nor of the strict and prompt performance thereof by Lessee. No delay, failure, or omission of the City to re-enter the Premises or to exercise any right, power, privilege, or option arising from any default, nor subsequent acceptance of rent then or thereafter accrued, shall impair any such right, power, privilege, or option, or be construed to be a waiver of any such default or relinquishment thereof or acquiescence therein. It is agreed that each and all of the rights, powers, options, or remedies given to the City by this lease are cumulative, and no one of them shall be exclusive of the other or exclusive of any remedies provided by law, and that the exercise of one right, power, option, or remedy by the City shall not impair its rights to any other right, power, option, or remedy.

27. WAIVER OF CLAIMS.

Lessee hereby waive any claim against City and its officers, agents, or employees for damage or loss caused by any suit or proceeding directly or indirectly attacking the validity of this lease, or any part thereof, or by any judgment or award in any suit or proceeding declaring this lease null, void, or voidable.

28. TIME OF ESSENCE.

Time is expressly declared to be of the essence of this lease.

29. CONFLICT OF INTEREST.

Lessee warrant and covenant that no official or employee of City or any business entity in which an official or employee of City is interested:

- a. Has been employed or related to solicit aid in the procuring of this lease;
- b. Will knowingly be employed in the performance of this contract without the immediate divulgence of such fact to City.

In the event City determines that such employment of such official, employee, or business entity is not compatible with such official's or employee's duties as an official or employee of City, Lessee, upon request of City, shall terminate such employment immediately.

For knowing breach or violation of this paragraph, City shall have the right both to annul this lease without liability and, in its discretion, to recover the full amount of such

compensation paid to such official or business entity.

30. NONPROFIT CORPORATE STATUS.

Lessee warrant and covenant that for the duration of this lease, they will remain nonprofit corporations in good standing, organized pursuant to the General Nonprofit Corporation Laws of the State of California.

31. NOTICES. Any written notice to Lessee shall be sent to:

Andrea Gorham
Curtain Call Performing Arts
P.O. Box 3306
San Leandro, CA 94578

Any written notice to City shall be sent to:

Tara Peterson
City of San Leandro
835 E. 14th Street
San Leandro, CA 94577
(510) 577-3432 phone
(510) 577-3310 fax

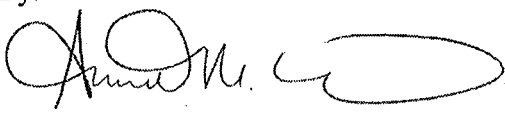
Executed as of the day first above stated:

CITY OF SAN LEANDRO
a municipal corporation

Attest: _____
Marian Handa, City Clerk

By: _____
Chris Zapata, City Manager

CURTAIN CALL PERFORMING ARTS
a nonprofit corporation

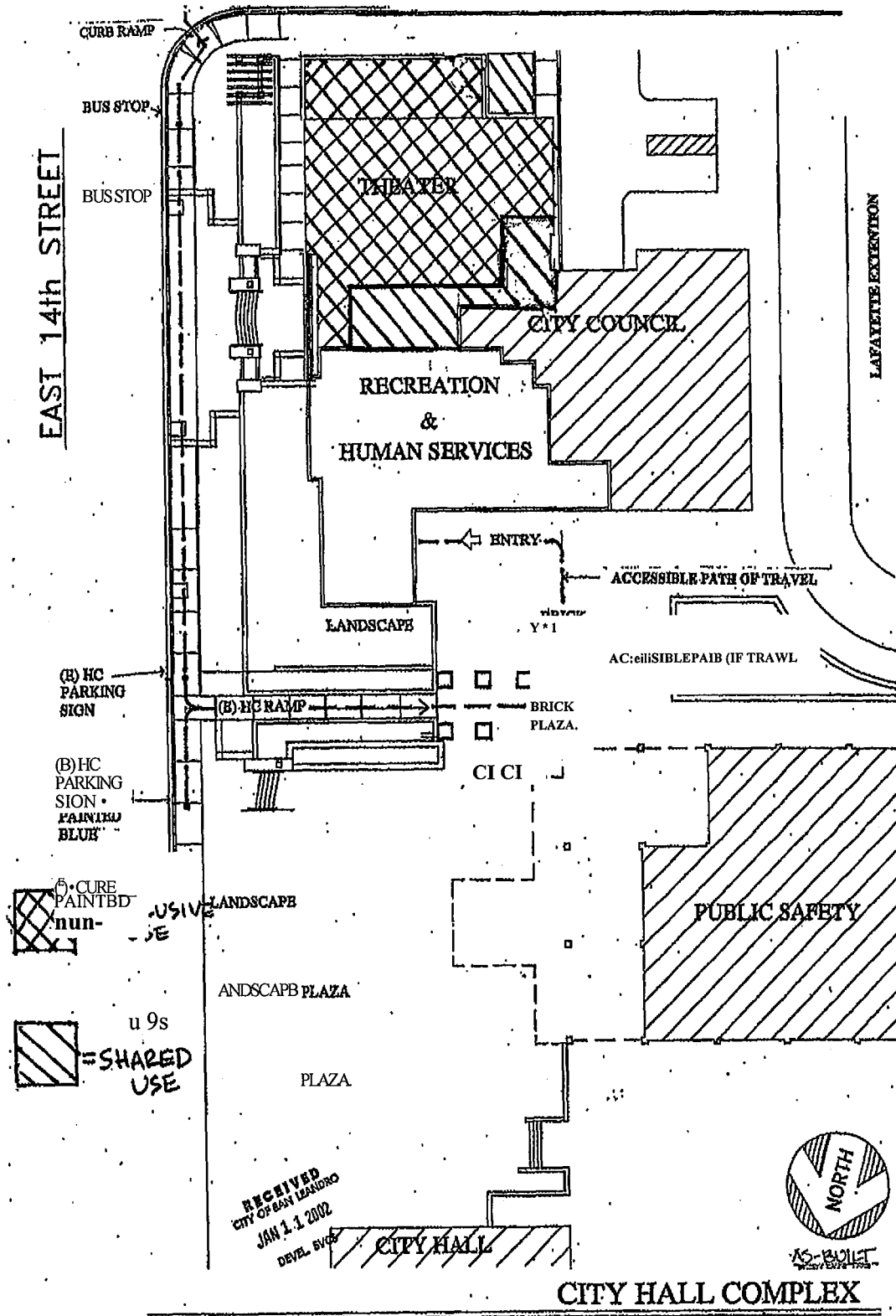
By: 

Andrea Gorham

Approved as to form

EXHIBIT A

VICINITY PLAN



CITY HALL COMPLEX

ik5 9A'

CITY HALL COMPLEX