

LICENSE AGREEMENT

THIS AGREEMENT is made by and between the Duluth Economic Development Authority (DEDA) and the City of Duluth (CITY).

ARTICLE I **LICENSE AND TERM**

DEDA hereby grants to City a non-exclusive license upon the terms and provisions stated herein, and revocable at any time with or without cause in the sole discretion of DEDA's Executive Director to enter onto certain property on DEDA "Lot D" as shown on Exhibit "A" attached hereto (the Licensed Premises) for the sole purpose of placing snow removed from city of Duluth public streets. The term of this license will commence on December 1, 2017, or upon DEDA's receipt of a technical assistance letter from the Minnesota Pollution Control Agency (MPCA), whichever is later, and shall continue until May 1, 2018, and until such later time as approved by the Executive Director for purposes of Article VIII, unless earlier terminated as provided for herein.

ARTICLE II **COMPLIANCE WITH LAWS, PROTECTION OF OTHER PROPERTIES**

During the term of this Agreement, City, its officers, agents, employees and invitees shall fully comply with all applicable laws. Neither City, its officers, agents, employees, or invitees, nor anyone accompanying City, its officers, agents, employees, or invitees shall deposit solid waste or liquid waste on or commit waste on or damage to the Licensed Premises or allow any public or private nuisance or other act or thing to take place, other than snow dumping on the Licensed Premises.

ARTICLE III **INDEMNIFICATION**

As lawful consideration for using the Licensed Premises, City agrees to defend, indemnify, and hold harmless DEDA and its officers, agents, servants and employees from and against any and all losses, liens, claims, actions, demands, liabilities, judgments, penalties, injunctive relief, injury to person(s) or damage to the Licensed Premises, costs, damages and expenses by reason of any actual or alleged act or omission of City or its employees, members, agents, volunteers or invitees in connection with or relating to City's use or occupancy of the Licensed Premises including spills, leaks and cross-contamination. Upon ten (10) days' written notice, City shall appear and defend all claims and lawsuits against DEDA growing out of any such injuries or damages. DEDA does not waive its immunities under state or federal law.

ARTICLE IV **ASSIGNMENT AND SUBLICENSING**

The rights and obligations of City hereunder may not be assigned, subleased, sublicensed or in any other way transferred.

ARTICLE V **INSURANCE REQUIREMENTS**

During the term of this license, City, at its own cost and expense, shall self-insure automobile,

and comprehensive liability and property damage insurance applicable to the Licensed Premises, and City agents, employees, servants, invitees or licensees, sufficient to protect the interests of DEDA with a combined single limit of at least \$1,500,000, and twice the limits provided when a claim arises out of the release or threatened release of a hazardous substance. DEDA shall be considered an additional insured.

ARTICLE VI USE AND MAINTENANCE

City agrees to comply with or perform the requirements, conditions, and reasonable suggestions set forth in the MPCA Technical Assistance Letter prior to dumping any snow on the Licensed Premises. Additionally, City agrees to exercise care in the use and maintenance of the Licensed Premises during the term of this License Agreement. City agrees to pay for or repair upon demand any damage done to the Licensed Premises during the term of this License, including but not limited to damage to fencing.

ARTICLE VII TERMINATION

DEDA may, in its sole discretion, revoke this license at any time and for any reason after giving of ten (10) days' written notice to City as indicated in NOTICES.

ARTICLE VIII ENTRY TO AND CLEANING OF LICENSED PREMISES

In the event that DEDA determines that oil or other fluids have leaked from the equipment, or if other debris or waste, including salt, is left on the Licensed Premises and an agency having proper jurisdiction requires clean up action, City shall properly perform and leave the Licensed Premises in a condition complying with the agency's requirements. In the event that City fails to clean-up the Licensed Premises, DEDA may cause such clean-up and City shall be responsible for all costs of clean-up. Payment shall be made upon invoice.

City agrees that on or after May 1, 2018, and with a minimum of seven (7) days advance notification by DEDA (written or electronic), City will take those steps necessary to either remove any remaining snow from the Licensed Premises or otherwise take those steps necessary to accelerate the melt of said remaining snow earlier deposited onto the Licensed Premises by City.

In addition to any agency requirement for clean-up as set forth above, following the occurrence of the melting of snow, whether it be before, on or after May 1, 2018, City shall remove all garbage and debris of whatever nature from the Licensed Premises. In the event that City fails to remove said garbage and debris, DEDA cause such removal and City shall be responsible for all said removal costs. Payment shall be made upon invoice.

ARTICLE IX CONSENTS

City shall contact and obtain consent of any regulatory agency having proper jurisdiction if such consent is required.

ARTICLE X
NOTICES

Notices hereunder shall be deemed sufficient if sent by regular United States mail, postage prepaid, addressed to the parties at the addresses set forth below or to such other respective persons or addresses as the parties may designate to each other in writing from time to time. Notice by mail shall be effective three (3) days after mailing. In the event of an emergency, DEDA may give oral notice which shall be effective immediately.

If to DEDA: Executive Director
 Duluth Economic Development Authority
 411 West First Street
 402 City Hall
 Duluth, MN 55802

If to City: Chief Administrative Officer
 City of Duluth
 411 West First Street
 402 City Hall
 Duluth, MN 55802

IN WITNESS WHEREOF, DEDA and City have caused this Agreement to be executed by their duly authorized officers as of the date first below written.

DULUTH ECONOMIC DEVELOPMENT
AUTHORITY

CITY OF DULUTH

President

Mayor

Date

Attest:

City Clerk

Secretary

Countersigned:

Date

City Auditor

Approved as to Form:

City Attorney

Exhibit A

